

Alaska Housing Market Indicators Fall 2001

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We would like to thank the primary and secondary mortgage lenders listed below for responding to our quarterly survey of mortgage loan activity and for their willingness to continue participating in future surveys.

Alaska Home Mortgage
Alaska Housing Finance Corporation
Alaska Pacific Bank
Alaska USA Federal Credit Union
Denali State Bank
Federal National Mortgage Association (Fannie Mae)
First Bank of Ketchikan
First National Bank of Anchorage
Freedom Mortgage
GMAC Mortgage
Homestate Mortgage
Mt McKinley Mutual Savings Bank
Residential Mortgage
Tlingit-Haida Regional Housing Authority
USDA Rural Development
Vista Mortgage
Wells Fargo

The list includes the major government and private providers of mortgage funds in Alaska as well as the names of subsidiary companies for which data have been reported by the parent company. Some of the participants are primary mortgage lenders. That means they originate loans to keep in their own portfolios or sell them to participants in the secondary mortgage market. Institutions such as Alaska Housing Finance and Federal National Mortgage Association (Fannie Mae) operate in the secondary mortgage market, purchasing mortgages originated by primary lenders.

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SUMMARY

Both housing starts and sales of existing homes in Alaska were at an all time high in 2001. With interest rates at historical lows throughout much of 2001, the U.S. housing market was the one bright spot in the economy during the recession. When the stock market dropped, economists predicted a decline in home sales. While layoffs and bankruptcies grew, the housing market remained surprisingly strong. Even the September 11th terrorist attacks did not dampen the red-hot real estate market. As the country has moved from recession into recovery, mortgage interest rates have risen correspondingly. The rise in interest rates may negatively impact affordability in 2002, resulting in a gradual decline in market activity. All other indicators suggest, however, that activity will remain generally strong throughout 2002.

SECTION ONE

Results of the Survey of Alaska Lenders

The Survey of Alaska Lenders summarizes total loan activity reported by participating lenders. Changes in loan activity over time may be affected by changes in rates of participation as well as by changes in the market. For most of 2001, the number of lenders remained relatively the same throughout the year.

- Lenders reported 11,459 loans in 2001, with a total loan volume of almost \$1.8 billion. This represents an increase of about 30 percent over the number of loans made in 2000 and an increase of 33 percent in the total dollar volume of loans. Eighty-three percent of the total dollar volume was for single-family residences.
- With an average sales price of \$186,404 in the second half of 2001, single-family homes were 4 percent more expensive than in the second half of 2000. Prices in most surveyed areas experienced slight increases, however Juneau, Ketchikan, and Mat-Su showed the largest increases by 10.3%, 9.7%, and 10.9% respectively.
- Prices for condominiums rose sharply by 14% from the second half of 2000 to reach \$114,793 in 2001. Nearly ninety percent of the condominium loan activity occurred in Anchorage where the average sales price increased by 10.3%. Ketchikan had the greatest increase (16.5%) where the average price of a condominium rose from \$80,000 to \$95,786. All other areas of the state that had condominium activity experienced moderate increases as well.

Loan-to-Value Ratios

- In the second half of 2001, single-family homebuyers borrowed 85.4% of the sales price. This represents a slight decrease of 0.3% from this time last year. The condominium loan-to-value ratio also dropped a bit from last year's 90.1% to 89.3%.

Mortgage Insurance

- About sixty-eight percent of the loans made in Alaska during the second half of 2001 were insured or guaranteed by the Federal Housing Administration, Veterans Administration, or private mortgage insurance (PMI). Seventy-two percent of the loans for condominiums in 2001 were insured.

Interest Rates

- Interest rates for 30-year conventional fixed-rate mortgages in Alaska for 2001 were more than one percent lower than in the prior year. In the first half of 2001, the interest rate averaged 6.27% compared to 7.7% in 2000. The interest rate averaged 6.45% in the second half of 2001, down from 7.48%.
- The lowest rates for the year occurred in the first quarter of 2001 where they hit 6.55%, dropping off dramatically after the fourth quarter of 2000. The highest rates for the year occurred in the third quarter, hitting a high of 6.79%, however the rates did come down by the end of fourth quarter to 6.67%.
- AHFC offered the most favorable interest rates in the first and second half of 2001 compared to other lenders. In the first half of 2001, AHFC's rate averaged 6.14%, which was one percent lower than other lenders. In the second half of the year, AHFC's rate averaged 6.13% compared to the 6.98% average rate offered by other lenders.
- Nationally, interest rates for 30-year conventional fixed-rate mortgages averaged 6.88% in the second half of 2001, which was a drop of 0.30 points from the first half of the year.

Employment and Wages

- The seasonally adjusted unemployment rate at the end of 2001 statewide was 6.2%. This is a 0.3% drop from the end of 2000.
- Non-agricultural wages and salaries in Alaska grew by 1.9% from 2000. The average employment was 273,700 for 2000 and 279,000 in 2001.
- The services sector and retail trade provided the most new jobs, a gain of about three percent. Services added nearly 2,000 jobs for the last year while retail trade followed closely behind with 1,900 jobs. The construction industry also showed gains over the past year with an increase of 900 jobs. The lumber industry suffered a loss of about 500 jobs during the past year, but the greatest number were lost in the oil and gas industry with a decrease of 800 jobs.
- Alaska's annual average unemployment rate of 6.6% was slightly higher than in 2000. Anchorage finished the year with an unemployment rate of 4.7%. Also at or below five percent were Juneau, Sitka, and Aleutians East boroughs. Unemployment in Fairbanks rose 0.3% to 6.2% in 2001.
- In 2001, the statewide average monthly wage continued its upward trend, rising 3.1% to \$2,884. Monthly wages averaged \$3,034 in Anchorage, \$2,702 in Fairbanks and \$2,729 in Juneau.

Other Trends

- Non-commercial bankruptcies in Alaska increased by 1.7% in 2001. The number of bankruptcy filings has risen from 1,043 in 1996 to 1,368 in 2001. Despite the increase this year, the total for 2001 is still less than two years ago.

Alaska Affordability

The Alaska Affordability Index value indicates the number of earners receiving the average wage that are needed to qualify for a 30-year single-family home mortgage at the average interest rate with 15 percent down. An increase in this index means that a family is less able to afford a home.

- The statewide affordability index for single-family homes dropped slightly in the second half of 2001 to 1.44. This is relatively unchanged from the second half of 2000 when the index was 1.46. This means that, statewide, it takes nearly one and one-half wage earners to afford the monthly payments.
- Single-family houses continued to be least affordable in Bethel where the index hit 2.12 in the second half of 2001, an increase of 5.2% from last year. A sharp increase in the average sales price outstripped any gains made through lower interest rates.
- Affordability in Kodiak worsened in 2001, rising nine percent, while in Juneau, homes became more affordable. Last year Kodiak and Juneau tied with the second highest affordability score of 1.81 and remain some of the least affordable places. The lower interest rate coupled with higher average income offset the increase in average sales price for Juneau. Kodiak however, had a drop of seven percent in wages while the sales price climbed nearly six percent, negating the effect of improved interest rates.
- Kenai continued to be the most affordable region in the state with an index of 1.19, down from 1.21 in the second half of 2000. However, the number of Anchorage-wage-earners needed to afford a home in Mat-Su was the second most economical option with an index of 1.22.
- The affordability index for Anchorage single-family residences increased by 7.3% in the fourth quarter of 2001 over the same period of 2000. This is due mostly to a rise in sales prices that exceed gains in mean income.
- The statewide affordability index for condominiums rose from 0.84 in the last half of 2000 to 0.92 for the same period in 2001. Condominiums became less affordable in every region in the state that had condominium activity. This was due mostly to an increase in the average sales price.

National Affordability

The National Association of Realtors' compiles the Housing Affordability Index for existing home sales nationwide. A value of 100 means that a family earning the median income has exactly enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. A decrease in the index shows that this family is less able to afford the home.

Appendix A

Lenders Survey Charts and Graphs

Condominium Loan Activity in Alaska Including AHFC



4th Quarter 2001

| Location | YTD | Number of Loans | Chg Prv Qtr | Change Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|------------------------|--------------|--------------------|----------------|------------------|-----------------|---------------------|---------------------|------------------|------------------------|----------------------|
| Anchorage | 1,507 | 464 | -15 | 244 | \$100,682 | \$46,716,598 | \$25,692,470 | 92.8 | \$112,480 | \$52,190,790 |
| Mat-Su | 10 | 4 | 0 | 4 | 141,567 | 566,267 | 566,267 | 1.1 | 164,950 | 659,799 |
| Fairbanks | 73 | 15 | -8 | 4 | 72,102 | 1,081,527 | 449,085 | 2.1 | 78,700 | 1,180,500 |
| Kenai | 9 | 0 | 0 | -1 | 0 | 0 | -88,000 | 0.0 | 0 | 0 |
| Juneau | 86 | 20 | -9 | 6 | 94,279 | 1,885,587 | 772,958 | 3.7 | 107,144 | 2,142,872 |
| Ketchikan | 13 | 0 | -7 | -4 | 0 | 0 | -349,060 | 0.0 | 0 | 0 |
| Kodiak | 2 | 1 | 0 | 1 | 49,000 | 49,000 | 49,000 | 0.1 | 91,000 | 91,000 |
| Bethel | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Rest of State | 7 | 1 | 0 | -2 | 58,000 | 58,000 | -137,500 | 0.1 | 75,000 | 75,000 |
| Statewide Total | 1,707 | 505 | -39 | 252 | \$99,717 | \$50,356,979 | \$26,955,220 | 100.0 | \$111,564 | \$56,339,961 |

3rd Quarter 2001

| Location | YTD | Number of Loans | Chg Prv Qtr | Change Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|------------------------|-------------|--------------------|----------------|------------------|------------------|---------------------|---------------------|------------------|------------------------|----------------------|
| Anchorage | 1043 | 479 | 181 | 274 | \$106,613 | \$51,067,727 | \$34,422,829 | 90.5 | \$118,507 | \$56,764,639 |
| Mat-Su | 6 | 4 | 4 | 4 | 84,388 | 337,550 | 337,550 | 0.6 | 151,072 | 604,289 |
| Fairbanks | 58 | 23 | 3 | 5 | 70,792 | 1,628,212 | 515,503 | 2.9 | 80,351 | 1,848,074 |
| Kenai | 9 | 0 | -8 | -2 | 0 | 0 | -107,050 | 0.0 | 0 | 0 |
| Juneau | 66 | 29 | 10 | 0 | 89,320 | 2,590,294 | 270,825 | 4.6 | 109,722 | 3,181,936 |
| Ketchikan | 13 | 7 | 6 | 6 | 92,157 | 645,100 | 597,100 | 1.1 | 95,786 | 670,500 |
| Kodiak | 1 | 1 | 1 | 1 | 43,125 | 43,125 | 43,125 | 0.1 | 51,300 | 51,300 |
| Bethel | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Rest of State | 6 | 1 | -1 | 0 | 125,000 | 125,000 | 49,250 | 0.2 | 148,810 | 148,810 |
| Statewide Total | 1202 | 544 | 196 | 288 | \$103,745 | \$56,437,008 | \$36,129,132 | 100.0 | \$116,304 | \$63,269,548 |

2nd Half 2001

| Location | YTD | Number of Loans | Chg Prv Qtr | Change Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|------------------------|-------------|--------------------|----------------|------------------|------------------|----------------------|---------------------|------------------|------------------------|----------------------|
| Anchorage | 943 | | | 556 | \$103,695 | \$97,784,325 | \$57,675,619 | 91.6 | \$115,541 | \$108,955,429 |
| Mat-Su | 8 | | | 8 | 112,977 | 903,817 | 903,817 | 0.8 | 158,011 | 1,264,088 |
| Fairbanks | 38 | | | 9 | 71,309 | 2,709,739 | 730,176 | 2.5 | 79,699 | 3,028,574 |
| Kenai | 0 | | | -3 | 0 | 0 | -234,000 | 0.0 | 0 | 0 |
| Juneau | 49 | | | 16 | 91,345 | 4,475,881 | 1,230,881 | 4.2 | 108,670 | 5,324,808 |
| Ketchikan | 7 | | | 2 | 92,157 | 645,100 | 245,100 | 0.6 | 95,786 | 670,500 |
| Kodiak | 2 | | | 2 | 46,063 | 92,125 | 92,125 | 0.1 | 71,150 | 142,300 |
| Bethel | 0 | | | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 |
| Rest of State | 2 | | | -2 | 91,500 | 183,000 | -122,500 | 0.2 | 111,905 | 223,810 |
| Statewide Total | 1049 | | | 591 | \$102,390 | \$106,793,987 | \$61,204,123 | 100.0 | \$114,793 | \$119,609,509 |

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
Comparisons with earlier quarters will under- or over-state differences in activity.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Multi-Family Loan Activity in Alaska Including AHFC



4th Quarter 2001

| Location | Number of Loans | Average Loan | Total Loans | % Loan Volume | Average Sales Price | Total Sales Price | Sales Volume |
|------------------------|-----------------|------------------|---------------------|---------------|---------------------|---------------------|--------------|
| Anchorage | 53 | \$551,759 | \$29,243,239 | 94.9 | \$648,274 | \$34,358,513 | 95.2 |
| Mat-Su | 3 | 223,253 | 669,758 | 2.2 | 225,333 | 676,000 | 1.9 |
| Fairbanks | 3 | 170,645 | 511,935 | 1.7 | 185,000 | 555,000 | 1.5 |
| Kenai | 2 | 148,000 | 296,000 | 1.0 | 199,000 | 398,000 | 1.1 |
| Juneau | 1 | 93,790 | 93,790 | 0.3 | 95,000 | 95,000 | 0.3 |
| Ketchikan | 0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Kodiak | 0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Bethel | 0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Rest of State | 0 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| Statewide Total | 62 | \$497,012 | \$30,814,722 | 100.0 | \$581,976 | \$36,082,513 | 100.0 |

3rd Quarter 2001

| Location | Number of Loans | Average Loan | Total Loans | % Loan Volume | Average Sales Price | Total Sales Price | % Total Sales Volume |
|------------------------|-----------------|------------------|---------------------|---------------|---------------------|---------------------|----------------------|
| Anchorage | 44 | \$388,659 | \$17,101,001 | 82.4 | \$460,557 | \$20,264,500 | 79.5 |
| Mat-Su | 1 | 220,260 | 220,260 | 1.1 | 225,000 | 225,000 | 0.9 |
| Fairbanks | 7 | 166,559 | 1,165,916 | 5.6 | 191,143 | 1,338,000 | 5.3 |
| Kenai | 2 | 188,000 | 376,000 | 1.8 | 240,500 | 481,000 | 1.9 |
| Juneau | 2 | 200,150 | 400,300 | 1.9 | 262,500 | 525,000 | 2.1 |
| Ketchikan | 1 | 189,500 | 189,500 | 0.9 | 460,000 | 460,000 | 1.8 |
| Kodiak | 1 | 175,000 | 175,000 | 0.8 | 300,000 | 300,000 | 1.2 |
| Bethel | 1 | 1,000,000 | 1,000,000 | 4.8 | 1,720,000 | 1,720,000 | 6.7 |
| Rest of State | 1 | 128,000 | 128,000 | 0.6 | 171,600 | 171,600 | 0.7 |
| Statewide Total | 60 | \$345,933 | \$20,755,977 | 100.0 | \$424,752 | \$25,485,100 | 100.0 |

2nd Half 2001

| Location | Number of Loans | Average Loan | Total Loans | % Loan Volume | Average Sales Price | Total Sales Price | % Total Sales Volume |
|------------------------|-----------------|------------------|---------------------|---------------|---------------------|---------------------|----------------------|
| Anchorage | 97 | \$477,776 | \$46,344,240 | 89.9 | \$563,124 | \$54,623,013 | 88.7 |
| Mat-Su | 4 | 222,505 | 890,018 | 1.7 | 225,250 | 901,000 | 1.5 |
| Fairbanks | 10 | 167,785 | 1,677,851 | 3.3 | 189,300 | 1,893,000 | 3.1 |
| Kenai | 4 | 168,000 | 672,000 | 1.3 | 219,750 | 879,000 | 1.4 |
| Juneau | 3 | 164,697 | 494,090 | 1.0 | 206,667 | 620,000 | 1.0 |
| Ketchikan | 1 | 189,500 | 189,500 | 0.4 | 460,000 | 460,000 | 0.7 |
| Kodiak | 1 | 175,000 | 175,000 | 0.3 | 300,000 | 300,000 | 0.5 |
| Bethel | 1 | 1,000,000 | 1,000,000 | 1.9 | 1,720,000 | 1,720,000 | 2.8 |
| Rest of State | 1 | 128,000 | 128,000 | 0.2 | 171,600 | 171,600 | 0.3 |
| Statewide Total | 122 | \$422,711 | \$51,570,699 | 100.0 | \$504,653 | \$61,567,613 | 100.0 |

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
 Multi-family residences include buildings with more than three units.
 Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders. Comparisons with earlier quarters will under- or over-state differences in activity.
 Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Single-Family Loan Activity in Alaska Including AHFC



4th Quarter 2001

| Location | YTD | Number of Loans | Chg Prv Qtr | Chg Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|---------------------------------|--------------|-----------------|-------------|------------|------------------|----------------------|----------------------|---------------|---------------------|----------------------|
| Anchorage | 5,021 | 1,280 | -292 | 231 | \$179,591 | \$229,875,842 | \$58,691,301 | 54.0 | \$205,918 | \$263,574,751 |
| Mat-Su | 1,211 | 351 | -5 | 103 | 144,067 | 50,567,594 | 18,559,302 | 11.9 | 159,768 | 56,078,742 |
| Fairbanks | 1,350 | 562 | 211 | 352 | 128,152 | 72,021,401 | 43,475,489 | 16.9 | 162,679 | 91,425,327 |
| Kenai | 677 | 181 | -4 | 63 | 132,855 | 24,046,740 | 10,456,915 | 5.6 | 158,097 | 28,615,562 |
| Juneau | 477 | 110 | -44 | 19 | 172,304 | 18,953,400 | 3,670,326 | 4.5 | 207,118 | 22,782,980 |
| Ketchikan | 124 | 30 | -7 | 1 | 158,288 | 4,748,631 | 318,979 | 1.1 | 206,560 | 6,196,794 |
| Kodiak | 178 | 49 | 1 | 14 | 158,781 | 7,780,280 | 1,664,101 | 1.8 | 185,859 | 9,107,077 |
| Bethel | 51 | 10 | -3 | -3 | 171,174 | 1,711,735 | -299,189 | 0.4 | 186,403 | 1,864,030 |
| Rest of State | 440 | 113 | -27 | 11 | 142,956 | 16,154,053 | 1,555,431 | 3.8 | 174,061 | 19,668,928 |
| Statewide Total | 9,529 | 2,686 | -170 | 791 | \$158,548 | \$425,859,676 | \$138,092,655 | 100.0 | \$185,895 | \$499,314,191 |
| Weighted by Sales Volume | | | | | | | | | \$188,446 | |

3rd Quarter 2001

| Location | YTD | Number of Loans | Chg Prv Qtr | Chg Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|---------------------------------|--------------|-----------------|-------------|------------|------------------|----------------------|----------------------|---------------|---------------------|----------------------|
| Anchorage | 3,741 | 1,572 | 322 | 575 | \$177,539 | \$279,091,030 | \$117,086,660 | 61.2 | \$206,481 | \$324,587,684 |
| Mat-Su | 860 | 356 | 74 | 105 | 137,225 | 48,852,240 | 16,767,047 | 10.7 | 155,546 | 55,374,198 |
| Fairbanks | 788 | 351 | 91 | 131 | 123,946 | 43,505,000 | 15,835,993 | 9.5 | 145,964 | 51,233,350 |
| Kenai | 496 | 185 | -9 | 46 | 128,662 | 23,802,385 | 7,017,623 | 5.2 | 149,103 | 27,584,087 |
| Juneau | 367 | 154 | 34 | 51 | 166,226 | 25,598,853 | 6,544,681 | 5.6 | 210,443 | 32,408,276 |
| Ketchikan | 94 | 37 | 9 | 5 | 145,837 | 5,395,969 | 580,247 | 1.2 | 185,217 | 6,853,014 |
| Kodiak | 129 | 48 | -1 | 3 | 187,996 | 9,023,797 | 2,199,428 | 2.0 | 203,348 | 9,760,700 |
| Bethel | 41 | 13 | -3 | -6 | 171,575 | 2,230,474 | -615,341 | 0.5 | 195,342 | 2,539,444 |
| Rest of State | 327 | 140 | 23 | 32 | 134,609 | 18,845,276 | 4,049,995 | 4.1 | 167,122 | 23,397,142 |
| Statewide Total | 6,843 | 2,856 | 540 | 575 | \$159,785 | \$456,345,024 | \$169,466,333 | 100.0 | \$186,883 | \$533,737,895 |
| Weighted by Sales Volume | | | | | | | | | \$190,554 | |

2nd Half 2001

| Location | Number of Loans | Chg Prv Yr | Average Loan | Total Loans | Chg Prv Yr | % Loan Volume | Average Sales Price | Total Sales Price |
|---------------------------------|-----------------|--------------|------------------|----------------------|----------------------|---------------|---------------------|------------------------|
| Anchorage | 2,852 | 949 | \$178,460 | \$508,966,872 | \$201,272,105 | 57.7 | \$206,228 | \$588,162,435 |
| Mat-Su | 707 | 236 | 140,622 | 99,419,834 | 39,327,779 | 11.3 | 157,642 | 111,452,940 |
| Fairbanks | 913 | 499 | 126,535 | 115,526,401 | 61,235,411 | 13.1 | 156,253 | 142,658,677 |
| Kenai | 366 | 127 | 130,735 | 47,849,125 | 19,932,402 | 5.4 | 153,551 | 56,199,649 |
| Juneau | 264 | 86 | 168,759 | 44,552,253 | 13,561,748 | 5.1 | 209,058 | 55,191,256 |
| Ketchikan | 67 | 8 | 151,412 | 10,144,600 | 1,143,226 | 1.1 | 194,773 | 13,049,808 |
| Kodiak | 97 | 20 | 173,238 | 16,804,077 | 4,316,951 | 1.9 | 194,513 | 18,867,777 |
| Bethel | 23 | -8 | 171,400 | 3,942,209 | -647,780 | 0.4 | 191,455 | 4,403,474 |
| Rest of State | 253 | 52 | 138,337 | 34,999,329 | 6,967,742 | 4.0 | 170,222 | 43,066,070 |
| Statewide Total | 5,542 | 1,969 | \$159,185 | \$882,204,700 | \$347,109,584 | 100.0 | \$186,404 | \$1,033,052,086 |
| Weighted by Sales Volume | | | | | | | \$189,447 | |

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
Comparisons with earlier quarters will under- or over-state differences in activity.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Historical Loan Data Including AHFC



Total Single-Family and Condominium Residences

| <u>Quarter</u> | <u>YTD</u> | <u>Number of Loans</u> | <u>Chg Prv Qtr</u> | <u>Chg Prv Yr</u> | <u>Average Loan(\$)</u> | <u>Total Loans (\$)</u> | <u>Chg Prv Yr (\$)</u> | <u>Average Sales Price (\$)</u> | <u>Total Sales Price (\$)</u> | <u>Loan- To-Value Ratio (%)</u> |
|----------------|------------|----------------------------|------------------------|-----------------------|-----------------------------|-------------------------|----------------------------|-------------------------------------|-----------------------------------|---|
| 4Q01 | 11,236 | 3,191 | -209 | 1,043 | 149,237 | 476,216,655 | 165,047,875 | 174,132 | 555,654,152 | 85.7 |
| 3Q01 | 8,045 | 3,400 | 736 | 1,254 | 150,818 | 512,782,032 | 205,595,465 | 175,590 | 597,007,443 | 85.9 |
| 2Q01 | 4,645 | 2,664 | 683 | 763 | 150,966 | 402,173,587 | 132,194,548 | 175,189 | 466,703,860 | 86.2 |
| 1Q01 | 1,981 | 1,981 | -167 | 346 | 144,896 | 287,038,406 | 62,206,167 | 170,249 | 337,262,767 | 85.1 |
| 4Q00 | 7,830 | 2,148 | 2 | -214 | 144,864 | 311,168,780 | -11,577,073 | 164,864 | 354,128,664 | 87.9 |
| 3Q00 | 5,682 | 2,146 | 245 | -663 | 143,144 | 307,186,567 | -77,433,319 | 165,081 | 354,264,609 | 86.7 |
| 2Q00 | 3,536 | 1,901 | 266 | -266 | 142,019 | 269,979,039 | -38,766,063 | 165,966 | 315,501,869 | 85.6 |
| 1Q00 | 1,635 | 1,635 | -727 | -1,091 | 137,512 | 224,832,239 | -159,926,924 | 158,272 | 258,775,433 | 86.9 |
| 4Q99 | 10,064 | 2,362 | -447 | -194 | 136,641 | 322,745,853 | -31,304,877 | 156,657 | 370,023,846 | 87.2 |
| 3Q99 | 7,702 | 2,809 | 642 | 163 | 136,924 | 384,619,886 | 21,506,654 | 154,387 | 433,673,092 | 88.7 |
| 2Q99 | 4,893 | 2,167 | -559 | 136 | 142,476 | 308,745,102 | 32,464,658 | 162,346 | 351,803,093 | 87.8 |
| 1Q99 | 2,726 | 2,726 | 170 | 634 | 141,144 | 384,759,163 | 105,079,912 | 164,023 | 447,127,516 | 86.1 |
| 4Q98 | 9,325 | 2,556 | -90 | 236 | 138,518 | 354,050,730 | 47,299,331 | 159,563 | 407,843,748 | 86.8 |
| 3Q98 | 6,769 | 2,646 | 615 | 248 | 137,231 | 363,113,232 | 48,209,347 | 157,653 | 417,149,513 | 87.0 |
| 2Q98 | 4,123 | 2,031 | -61 | 202 | 136,032 | 276,280,444 | 32,804,522 | 157,138 | 319,147,247 | 86.6 |
| 1Q98 | 2,092 | 2,092 | -228 | 559 | 133,690 | 279,679,251 | 91,050,292 | 153,215 | 320,525,095 | 87.3 |
| 4Q97 | 8,080 | 2,320 | -78 | 586 | 132,220 | 306,751,399 | 80,369,357 | 151,725 | 352,002,279 | 87.1 |
| 3Q97 | 5,760 | 2,398 | 569 | 548 | 131,319 | 314,903,885 | 82,031,806 | 149,585 | 358,704,745 | 87.8 |
| 2Q97 | 3,362 | 1,829 | 296 | 60 | 133,120 | 243,475,922 | 17,585,869 | 156,036 | 285,389,281 | 85.3 |
| 1Q97 | 1,533 | 1,533 | -201 | -211 | 123,046 | 188,628,959 | -29,501,151 | 144,933 | 222,182,882 | 84.9 |
| 4Q96 | 7,097 | 1,734 | -116 | -303 | 130,555 | 226,382,042 | -29,819,817 | 151,906 | 263,404,787 | 85.9 |
| 3Q96 | 5,363 | 1,850 | 81 | -605 | 125,877 | 232,872,079 | -69,892,357 | 146,507 | 271,038,334 | 85.9 |
| 2Q96 | 3,513 | 1,769 | 25 | 44 | 127,694 | 225,890,053 | 8,280,066 | 148,522 | 262,734,727 | 86.0 |
| 1Q96 | 1,744 | 1,744 | -293 | 466 | 125,075 | 218,130,110 | 65,735,200 | 143,918 | 250,993,345 | 86.9 |
| 4Q95 | 7,495 | 2,037 | -418 | 438 | 125,774 | 256,201,859 | 67,577,329 | 145,768 | 296,929,088 | 86.3 |
| 3Q95 | 5,458 | 2,455 | 730 | 689 | 123,326 | 302,764,436 | 98,488,036 | 144,656 | 355,130,815 | 85.3 |
| 2Q95 | 3,003 | 1,725 | 447 | -262 | 126,151 | 217,609,987 | -13,313,079 | 146,547 | 252,793,903 | 86.1 |
| 1Q95 | 1,278 | 1,278 | -321 | -944 | 119,245 | 152,394,910 | -106,949,049 | 138,098 | 176,488,927 | 86.3 |
| 4Q94 | 7,574 | 1,599 | -167 | -1,197 | 117,964 | 188,624,530 | -129,509,233 | 135,213 | 216,205,651 | 87.2 |
| 3Q94 | 5,975 | 1,766 | -221 | -1,065 | 115,672 | 204,276,400 | -121,042,721 | 133,565 | 235,876,220 | 86.6 |
| 2Q94 | 4,209 | 1,987 | -235 | -463 | 116,217 | 230,923,066 | -41,803,881 | 132,219 | 262,719,510 | 87.9 |
| 1Q94 | 2,222 | 2,222 | -574 | -23 | 116,716 | 259,343,959 | 4,424,342 | 133,338 | 296,277,028 | 87.5 |
| 4Q93 | 10,322 | 2,796 | -35 | 234 | 113,782 | 318,133,763 | 37,011,365 | 130,147 | 363,892,310 | 87.4 |
| 3Q93 | 7,526 | 2,831 | 381 | 455 | 114,913 | 325,319,121 | 58,596,196 | 131,814 | 373,164,611 | 87.2 |
| 2Q93 | 4,695 | 2,450 | 205 | -183 | 111,317 | 272,726,947 | -24,093,283 | 128,636 | 315,157,143 | 86.5 |
| 1Q93 | 2,245 | 2,245 | -317 | 318 | 113,550 | 254,919,617 | 48,893,316 | 137,495 | 308,675,901 | 82.6 |
| 4Q92 | 9,498 | 2,562 | 186 | | 109,728 | 281,122,398 | 281,122,398 | 129,836 | 332,638,617 | 84.5 |
| 3Q92 | 6,936 | 2,376 | -257 | | 112,257 | 266,722,925 | -100,190,851 | 130,802 | 310,786,636 | 85.8 |
| 2Q92 | 4,560 | 2,633 | 706 | | 112,731 | 296,820,230 | 296,820,230 | 137,779 | 362,773,390 | 81.8 |
| 1Q92 | 1,927 | 1,927 | | | 106,916 | 206,026,301 | -134,181,326 | 130,794 | 252,040,533 | 81.7 |

Historical Loan Data Including AHFC



Total Single-Family and Condominium Residences

Total Single-Family Residences

| | | | | | | | | | | Loan- |
|---------|-------|--------------------|----------------|---------------|----------------------|------------------|--------------------|-----------------------------|---------------------------|--------------------------------|
| | | | | | | | | | | Loan- |
| Quarter | YTD | Number of Loans | Chg Prv Qtr | Chg Prv Yr | Average Loan (\$) | Total Loans (\$) | Chg Prv Yr (\$) | Average Sales Price (\$) | Total Sales Price (\$) | Loan- To-Value Ratio (%) |
| 4Q01 | 9,529 | 2,686 | -170 | 791 | 158,548 | 425,859,676 | 138,092,655 | 185,895 | 499,314,191 | 85.3 |
| 3Q01 | 6,843 | 2,856 | 540 | 942 | 159,785 | 456,345,024 | 169,466,333 | 186,883 | 533,737,895 | 85.5 |
| 2Q01 | 3,987 | 2,316 | 645 | 630 | 159,528 | 369,466,240 | 118,201,500 | 185,106 | 428,706,184 | 86.2 |
| 1Q01 | 1,671 | 1,671 | -224 | 216 | 154,358 | 257,932,047 | 48,617,117 | 182,153 | 304,377,369 | 84.7 |
| 4Q00 | 6,950 | 1,895 | -19 | -216 | 151,856 | 287,767,021 | -13,774,478 | 173,070 | 327,968,199 | 87.7 |
| 3Q00 | 5,055 | 1,914 | 228 | -593 | 149,884 | 286,878,691 | -72,736,868 | 173,000 | 331,121,205 | 86.6 |
| 2Q00 | 3,141 | 1,686 | 231 | -245 | 149,030 | 251,264,740 | -36,487,852 | 175,010 | 295,066,273 | 85.2 |
| 1Q00 | 1,455 | 1,455 | -656 | -1,055 | 144,876 | 208,331,978 | -158,581,798 | 167,208 | 240,444,856 | 86.6 |
| 4Q99 | 9,059 | 2,111 | -396 | -276 | 142,843 | 301,541,499 | -38,666,128 | 164,303 | 346,843,081 | 86.9 |
| 3Q99 | 6,948 | 2,507 | 576 | 147 | 143,445 | 359,615,559 | 27,887,017 | 161,970 | 406,059,514 | 88.6 |
| 2Q99 | 4,441 | 1,931 | -579 | 69 | 149,017 | 287,752,592 | 25,061,613 | 169,934 | 328,143,011 | 87.7 |
| 1Q99 | 2,510 | 2,510 | 123 | 588 | 146,181 | 366,913,776 | 101,603,500 | 169,854 | 426,333,197 | 86.1 |
| 4Q98 | 8,531 | 2,387 | 27 | 235 | 142,525 | 340,207,627 | 46,779,959 | 164,547 | 392,772,621 | 86.6 |
| 3Q98 | 6,144 | 2,360 | 498 | 145 | 140,563 | 331,728,542 | 31,762,351 | 162,077 | 382,501,159 | 86.7 |
| 2Q98 | 3,784 | 1,862 | -60 | 155 | 141,080 | 262,690,979 | 29,562,157 | 163,396 | 304,243,292 | 86.3 |
| 1Q98 | 1,922 | 1,922 | -230 | 472 | 138,039 | 265,310,276 | 82,934,814 | 158,602 | 304,832,145 | 87.0 |
| 4Q97 | 7,524 | 2,152 | -63 | 515 | 136,351 | 293,427,668 | 74,671,938 | 156,799 | 337,430,545 | 87.0 |
| 3Q97 | 5,372 | 2,215 | 508 | 480 | 135,425 | 299,966,191 | 75,295,981 | 154,539 | 342,303,858 | 87.6 |
| 2Q97 | 3,157 | 1,707 | 257 | 67 | 136,572 | 233,128,822 | 16,786,103 | 159,756 | 272,703,393 | 85.5 |
| 1Q97 | 1,450 | 1,450 | -187 | -179 | 125,776 | 182,375,462 | -27,037,969 | 148,444 | 215,243,118 | 84.7 |
| 4Q96 | 6,641 | 1,637 | -98 | -283 | 133,632 | 218,755,730 | -28,405,548 | 155,764 | 254,986,366 | 85.8 |
| 3Q96 | 5,004 | 1,735 | 95 | -591 | 129,493 | 224,670,210 | -68,676,960 | 150,855 | 261,733,371 | 85.8 |
| 2Q96 | 3,269 | 1,640 | 11 | 29 | 131,916 | 216,342,719 | 6,796,638 | 153,705 | 252,075,428 | 85.8 |
| 1Q96 | 1,629 | 1,629 | -291 | 423 | 128,553 | 209,413,431 | 62,183,627 | 147,942 | 240,997,488 | 86.9 |
| 4Q95 | 7,063 | 1,920 | -406 | 391 | 128,730 | 247,161,278 | 63,208,258 | 149,455 | 286,953,165 | 86.1 |
| 3Q95 | 5,143 | 2,326 | 715 | 654 | 126,117 | 293,347,170 | 95,433,259 | 148,129 | 344,547,804 | 85.1 |
| 2Q95 | 2,817 | 1,611 | 405 | -272 | 130,072 | 209,546,081 | -12,490,271 | 151,289 | 243,726,354 | 86.0 |
| 1Q95 | 1,206 | 1,206 | -323 | -928 | 122,081 | 147,229,804 | -105,505,877 | 141,446 | 170,583,747 | 86.3 |
| 4Q94 | 7,218 | 1,529 | -143 | -1,169 | 120,309 | 183,953,020 | -127,498,769 | 137,882 | 210,821,273 | 87.3 |
| 3Q94 | 5,689 | 1,672 | -211 | -1,081 | 118,370 | 197,913,911 | -121,692,166 | 136,622 | 228,432,710 | 86.6 |
| 2Q94 | 4,017 | 1,883 | -251 | -455 | 117,916 | 222,036,352 | -43,479,005 | 134,247 | 252,787,379 | 87.8 |
| 1Q94 | 2,134 | 2,134 | -564 | -27 | 118,433 | 252,735,681 | 3,878,122 | 135,276 | 288,678,729 | 87.5 |
| 4Q93 | 9,950 | 2,698 | -55 | 243 | 115,438 | 311,451,789 | 38,798,236 | 131,902 | 355,870,489 | 87.5 |
| 3Q93 | 7,252 | 2,753 | 415 | 489 | 116,094 | 319,606,077 | 63,286,715 | 133,152 | 366,566,829 | 87.2 |
| 2Q93 | 4,499 | 2,338 | 177 | -200 | 113,565 | 265,515,357 | -23,020,281 | 131,260 | 306,886,028 | 86.5 |
| 1Q93 | 2,161 | 2,161 | -294 | 285 | 115,159 | 248,857,559 | 46,390,808 | 139,579 | 301,629,406 | 82.5 |
| 4Q92 | 9,133 | 2,455 | 191 | | 111,061 | 272,653,553 | | 131,685 | 323,285,501 | 84.3 |
| 3Q92 | 6,678 | 2,264 | -274 | | 113,215 | 256,319,362 | | 132,314 | 299,558,526 | 85.6 |
| 2Q92 | 4,414 | 2,538 | 662 | | 113,686 | 288,535,638 | | 139,267 | 353,458,812 | 81.6 |
| 1Q92 | 1,876 | 1,876 | | | 107,925 | 202,466,751 | | 131,705 | 247,079,277 | 81.9 |

Notes:

Based on the quarterly Survey of Lender's Activity, a survey of private and public mortgage lenders.
Historical series revised 2nd quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.
Fannie Mae data excluding refinances were not available for the 1st, 2nd & 3rd quarters of 1992 and the 1st quarter of 1993.
AHFC data for the 1st and 2nd quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the 3rd quarter of 1992.
AHFC's urban portfolio for 2nd quarter 1992 did not include any refinances. Original data from the 1st quarter 1992 lender survey was not available for comparison.
Beginning 2nd quarter 1999, Fannie Mae data are included in both the single-family and condominium categories as appropriate.
Previously, all Fannie Mae data were recorded as single family.
Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
Comparisons with earlier quarters will under- or over-state differences in activity.
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Historical Loan Data Including AHFC



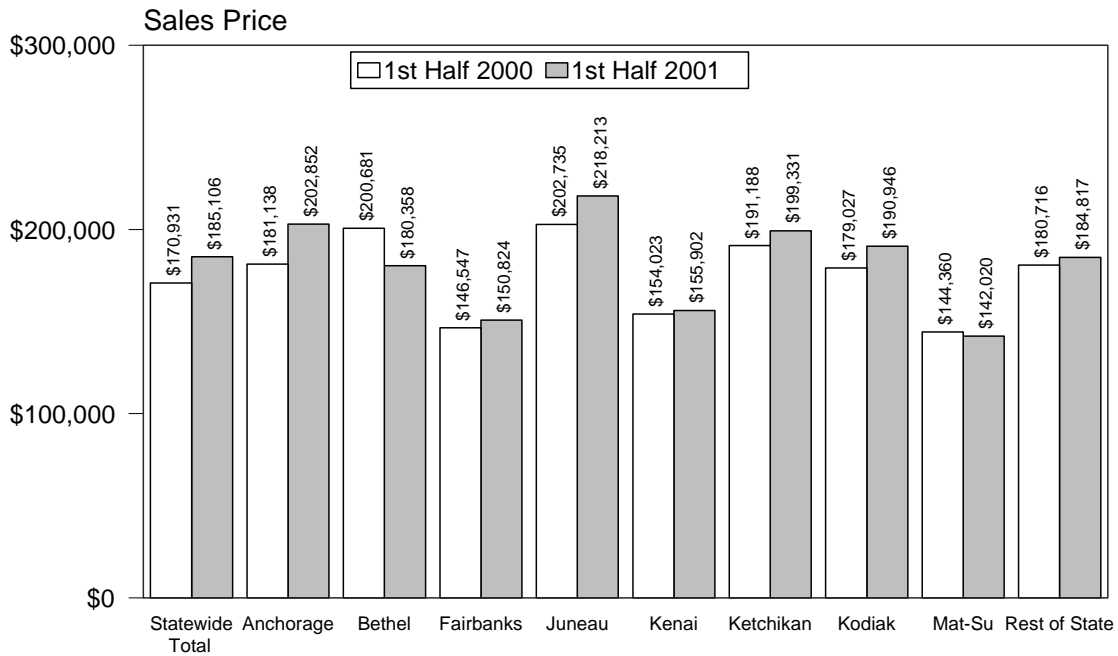
Condominium Residences

| Quarter | YTD | Number of Loans | Chg Prv Qtr | Chg Prv Yr | Average Loan (\$) | Total Loans (\$) | Chg Prv Yr (\$) | Average Sales Price (\$) | Total Sales Price (\$) | Loan- To-Value Ratio (%) |
|---------|-------|--------------------|----------------|---------------|----------------------|------------------|--------------------|-----------------------------|---------------------------|--------------------------------|
| 4Q01 | 1707 | 505 | -39 | 252 | 99,717 | 50,356,979 | 26,955,220 | 111,564 | 56,339,961 | 89.4 |
| 3Q01 | 1202 | 544 | 196 | 312 | 103,745 | 56,437,008 | 38,481,502 | 116,304 | 63,269,548 | 89.2 |
| 2Q01 | 658 | 348 | 38 | 133 | 94,683 | 32,949,547 | 14,235,248 | 109,965 | 38,267,676 | 86.1 |
| 1Q01 | 310 | 310 | 57 | 130 | 93,891 | 29,106,359 | 13,589,050 | 106,082 | 32,885,398 | 88.5 |
| 4Q00 | 880 | 253 | 21 | 2 | 92,497 | 23,401,759 | 2,197,405 | 103,401 | 26,160,465 | 89.5 |
| 3Q00 | 627 | 232 | 17 | -70 | 86,325 | 17,955,506 | -2,417,018 | 97,834 | 20,349,504 | 88.2 |
| 2Q00 | 395 | 215 | 35 | -21 | 87,043 | 18,714,299 | -2,278,211 | 95,049 | 20,435,596 | 91.6 |
| 1Q00 | 180 | 180 | -71 | -36 | 86,207 | 15,517,309 | -2,328,078 | 94,152 | 16,947,343 | 91.6 |
| 4Q99 | 1,005 | 251 | -51 | 82 | 84,479 | 21,204,354 | 7,361,251 | 92,354 | 23,180,765 | 91.5 |
| 3Q99 | 754 | 302 | 66 | 16 | 67,459 | 20,372,524 | -11,012,166 | 73,523 | 22,203,926 | 91.8 |
| 2Q99 | 452 | 236 | 20 | 67 | 88,951 | 20,992,510 | 7,403,045 | 100,255 | 23,660,082 | 88.7 |
| 1Q99 | 216 | 216 | 47 | 46 | 82,618 | 17,845,387 | 3,476,412 | 96,270 | 20,794,319 | 85.8 |
| 4Q98 | 794 | 169 | -117 | 1 | 81,912 | 13,843,103 | 519,372 | 89,178 | 15,071,127 | 91.9 |
| 3Q98 | 625 | 286 | 117 | 103 | 109,737 | 31,384,690 | 16,446,996 | 121,148 | 34,648,354 | 90.6 |
| 2Q98 | 339 | 169 | -1 | 47 | 80,411 | 13,589,465 | 3,242,365 | 88,189 | 14,903,955 | 91.2 |
| 1Q98 | 170 | 170 | 2 | 87 | 84,523 | 14,368,975 | 8,115,478 | 92,311 | 15,692,950 | 91.6 |
| 4Q97 | 556 | 168 | -15 | 71 | 79,308 | 13,323,731 | 5,697,419 | 86,737 | 14,571,784 | 91.4 |
| 3Q97 | 388 | 183 | 61 | 68 | 81,627 | 14,937,694 | 6,735,825 | 89,622 | 16,400,887 | 91.1 |
| 2Q97 | 205 | 122 | 39 | -7 | 84,812 | 10,347,100 | 799,766 | 103,983 | 12,685,888 | 81.6 |
| 1Q97 | 83 | 83 | -14 | -32 | 75,343 | 6,253,497 | -2,463,182 | 83,612 | 6,939,764 | 90.1 |
| 4Q96 | 456 | 97 | -18 | -20 | 78,622 | 7,626,312 | -1,414,269 | 86,788 | 8,418,421 | 90.6 |
| 3Q96 | 359 | 115 | -14 | -14 | 71,321 | 8,201,869 | -1,215,397 | 80,913 | 9,304,963 | 88.1 |
| 2Q96 | 244 | 129 | 14 | 15 | 74,010 | 9,547,334 | 1,483,428 | 82,630 | 10,659,299 | 89.6 |
| 1Q96 | 115 | 115 | -2 | 43 | 75,797 | 8,716,679 | 3,551,573 | 86,920 | 9,995,857 | 87.2 |
| 4Q95 | 432 | 117 | -12 | 47 | 77,270 | 9,040,581 | 4,369,071 | 85,264 | 9,975,923 | 90.6 |
| 3Q95 | 315 | 129 | 15 | 35 | 73,002 | 9,417,266 | 3,054,777 | 82,039 | 10,583,011 | 89.0 |
| 2Q95 | 186 | 114 | 42 | 10 | 70,736 | 8,063,906 | -822,808 | 79,540 | 9,067,549 | 88.9 |
| 1Q95 | 72 | 72 | 2 | -16 | 71,738 | 5,165,106 | -1,443,172 | 82,016 | 5,905,180 | 87.5 |
| 4Q94 | 356 | 70 | -24 | -28 | 66,736 | 4,671,510 | -2,010,464 | 76,920 | 5,384,378 | 86.8 |
| 3Q94 | 286 | 94 | -10 | 16 | 67,686 | 6,362,489 | 649,445 | 79,186 | 7,443,510 | 85.5 |
| 2Q94 | 192 | 104 | 16 | -8 | 85,449 | 8,886,714 | 1,675,124 | 95,501 | 9,932,131 | 89.5 |
| 1Q94 | 88 | 88 | -10 | 4 | 75,094 | 6,608,278 | 546,220 | 86,344 | 7,598,299 | 87.0 |
| 4Q93 | 372 | 98 | 20 | -9 | 68,183 | 6,681,974 | -1,786,871 | 81,855 | 8,021,821 | 83.3 |
| 3Q93 | 274 | 78 | -34 | -34 | 73,244 | 5,713,044 | -4,690,519 | 84,587 | 6,597,782 | 86.6 |
| 2Q93 | 196 | 112 | 28 | 17 | 64,389 | 7,211,590 | -1,073,002 | 73,849 | 8,271,115 | 87.2 |
| 1Q93 | 84 | 84 | -23 | 33 | 72,167 | 6,062,058 | 2,502,508 | 83,887 | 7,046,495 | 86.0 |
| 4Q92 | 365 | 107 | -5 | | 79,148 | 8,468,845 | | 87,412 | 9,353,116 | 90.5 |
| 3Q92 | 258 | 112 | 17 | | 92,889 | 10,403,563 | | 100,251 | 11,228,110 | 92.7 |
| 2Q92 | 146 | 95 | 44 | | 87,206 | 8,284,592 | | 98,048 | 9,314,578 | 88.9 |
| 1Q92 | 51 | 51 | | | 69,795 | 3,559,550 | | 97,280 | 4,961,256 | 71.7 |

Average Sales Price

Single-Family Homes

1st Half 2001 vs. 1st Half 2000

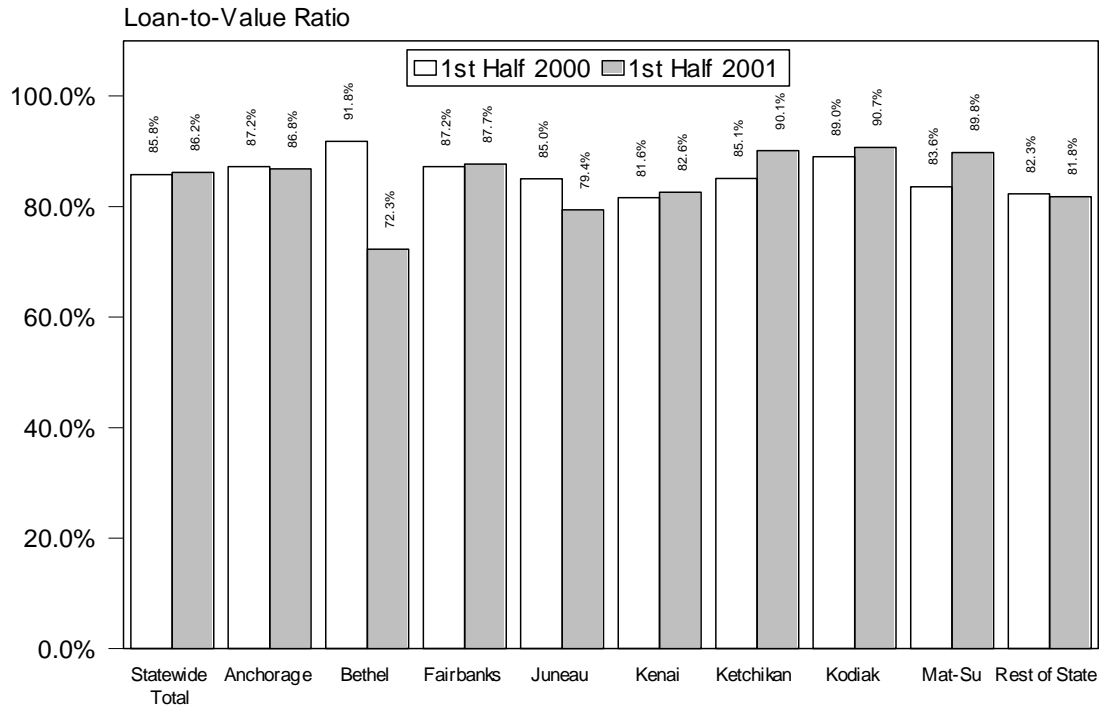


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Average Loan-to-Value Ratios

Single-Family Homes

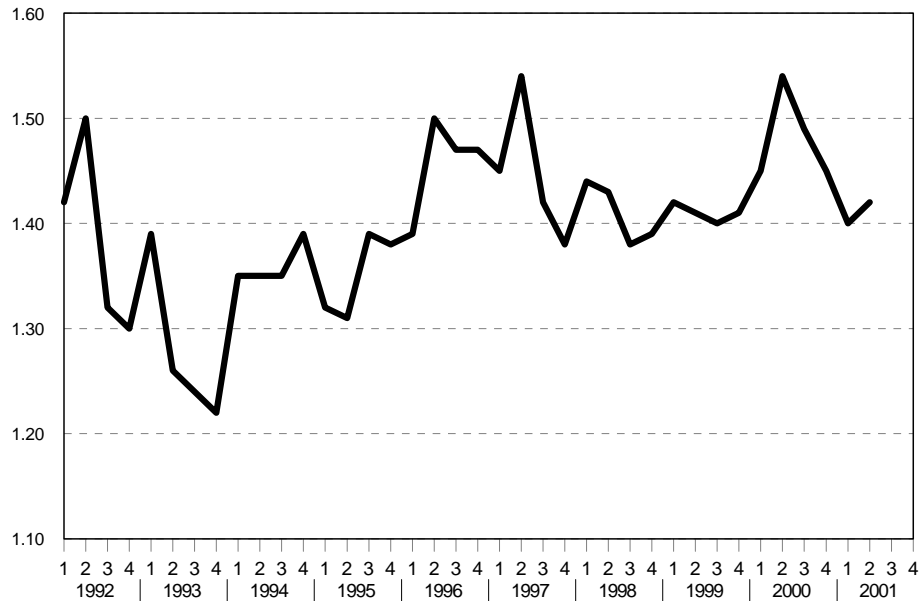
1st Half 2001 vs. 1st Half 2000



Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Alaska Affordability Index

Single-Family Homes, Private and Public Agency Lenders
1st Qtr 1992 - 2nd Qtr 2001

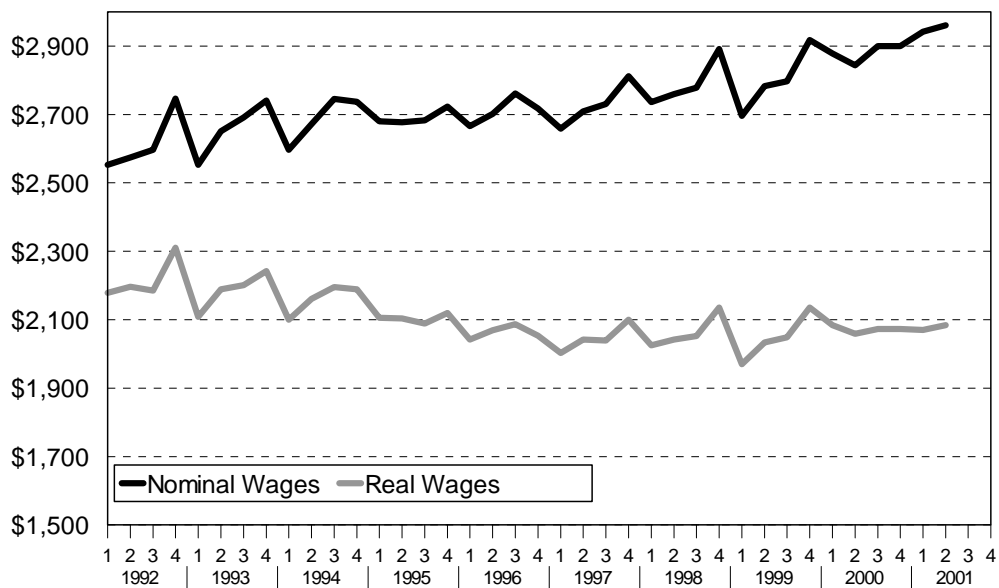


Note: The 1st Quarter 1999 is preliminary.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Average Monthly Wage

Statewide
1st Qtr 1992 - 2nd Qtr 2001



Note: Wages for 2nd Quarter 2000 are preliminary.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

SECTION TWO

AHFC Loan Portfolio

Loans for Purchase Increase

- AHFC financed 4,246 loans for purchase of a residence in 2001, up from 4,001 in the prior year.
- The total volume of AHFC's loans for purchase in the second half of 2001 was \$308 million, down from \$359 million this time last year. The volume of loans for single-family homes was \$231 million, down from the year-ago volume of \$286 million.
- Single-family loans accounted for 75 percent of the AHFC loan volume, on par with the first half of the year. Condominiums made up about 14 percent, an increase of four percent from the first half of the year.
- Although AHFC's total loans for single family residences increased in the second half of 2001, market share dwindled due to dramatic increases on the part of other lending institutions.
- AHFC market share decreased in every surveyed region with the exception of Bethel and Ketchikan, where it increased by 12 percent and 7.5% respectively.
- Other lender's increased their loan volume substantially during the second half of 2001, particularly in the Fairbanks, Juneau, and Anchorage areas. Statewide, other lender's loan volume increased by \$228 million in the third quarter of 2001 and by \$180 million in the fourth quarter.
- The majority of AHFC loans for purchase in 2000 went to the Anchorage-MatSu region. The Municipality of Anchorage received 51 percent and the MatSu Borough garnered 13 percent. Other areas with concentrations of AHFC loans included the Fairbanks North Star Borough (10.2%), the Kenai Peninsula Borough (9 percent), and the Juneau Borough (4.3%)

Urban versus Rural Portfolios

- In 2001, 17 percent of AHFC's loans were in the rural portfolio. This proportion is a slight increase from a year ago when the proportion was 16 percent rural, 84 percent urban.
- In the second half of 2001, loan volume in the urban portfolio fell nearly 27 percent, from \$324 million in the second half of 2000 to \$255 million. The number of urban loans saw a decrease of 20 percent or 345 loans.
- In the rural portfolio, the number of loans grew by nearly 34 percent in the second half of 2001. One hundred twenty-one more rural loans were granted this year than last year at this time.
- The volume of loans this year for rural loans was up more than 50 percent, from \$3.5 million one year ago to \$5.3 million.
- Single-family homes in the urban portfolio had an average sales price of \$177,642, an increase of about 11 percent from the previous year's \$158,999 price. In the rural portfolio, the average sales price was \$175,105, a drop of about three percent.

AHFC Average Loan Amount and Sales Prices

- In the second half of 2001, the average AHFC loan for purchase of a single-family home statewide was \$146,176 on a sales price of \$164,866. Condominium loans averaged \$103,086 on a sales price of \$109,933.
- The average sales price for purchase of a single-family home financed through AHFC across the state rose by two percent between the second half of 2000 and 2001. The largest percentage increase, 12 percent, was in Bethel where the price rose from \$180,946 to \$205,839.
- Aside from the 'rest of state' category, which showed a seven percent decrease in sales price, and the Anchorage borough that remained unchanged, all other areas saw slight increases. Juneau had the second largest increase of 10 percent where the price went from \$193,296 to \$213,685.

Median Sales Prices for Single-Family Homes and Condominiums

- The median sales price of a single-family home financed by AHFC rose \$4,000 in 2001 over year-ago prices. In the first quarter of 2001, the median sales price was \$150,000, which grew to \$154,000 by the fourth quarter.

Urban and Rural Portfolios

- In the first half of 2000, 1,430 or 83% of AHFC's loans for purchase of a single-family home or condominium were in its urban portfolio.
- Loan volume in the urban portfolio rose 11% compared to the year-ago period.

- All but one of the 22 loans for purchase of a multi-family residence was in the urban portfolio.

Urban and Rural Portfolios

- In the first half of 2000, 1,430 or 83% of AHFC's loans for purchase of a single-family home or condominium were in its urban portfolio.
- Loan volume in the urban portfolio rose 11% compared to the year-ago period.
- The number of loans in the rural portfolio fell 19% to 303. Loan volume was down 16% to \$47,027,802.
- All but one of the 22 loans for purchase of a multi-family residence was in the urban portfolio.

AHFC Average Loan Amount and Sales Prices

- In the first half of 2000, the average AHFC loan for purchase of a single-family home was \$146,127 on a sales price of \$165,697. Loan-to-value ratios were highest in Anchorage (92.1%) and Bethel Census Area (91.5%) and lowest in Ketchikan Gateway Borough (80.5%).
- The average sales price of single-family homes financed by AHFC ranged from \$148,393 in Mat-Su to \$201,447 in the Bethel Census Area and \$202,142 in Juneau.
- Condominium loans averaged \$85,069 on a sales price of \$89,515. Eighty-six percent of the condominium loans were in Anchorage.

Median Sales Prices

- The median sales price of a single-family home financed by AHFC was \$150,000 in the first half of 2000, a \$10,000 increase from the median price for all of 1999.
- The median price for a condominium was \$83,500, up 5.7% from the first half of 1999.

APPENDIX B

AHFC Loan Portfolio Charts and Graphs

Price Range Summary

AHFC Condominium and Single-Family Loans

2001 Q4



| House Purchase Price Range | Number of Loans | Avg Monthly Income of Buyer (\$) | Median Total Purchase Price (\$) | Average Loan-to-Value Ratio | Number of First-Time Homebuyers | Total Loan Volume (\$) |
|----------------------------|-----------------|----------------------------------|----------------------------------|-----------------------------|---------------------------------|------------------------|
| Less than \$80,001 | 55 | 3,103 | 69,900 | 95.9 | 52 | 3,529,515 |
| \$80,001 - 120,000 | 150 | 3,498 | 106,505 | 96.0 | 145 | 14,991,221 |
| \$120,001 - 140,000 | 167 | 3,942 | 132,350 | 96.3 | 154 | 21,168,202 |
| \$140,001 - 160,000 | 139 | 4,748 | 150,142 | 97.0 | 124 | 20,338,240 |
| \$160,001 - 180,000 | 102 | 5,405 | 169,700 | 93.2 | 82 | 16,156,738 |
| \$180,001 - 200,000 | 72 | 6,113 | 190,000 | 92.9 | 55 | 12,697,225 |
| \$200,001 - 220,000 | 41 | 6,721 | 209,000 | 91.6 | 26 | 7,892,621 |
| Greater than \$220,000 | 85 | 8,124 | 252,500 | 83.1 | 32 | 18,880,256 |
| Total | 811 | 4,897 | 145,000 | 94.0 | 670 | 115,654,018 |

Notes:

Based on data provided by Alaska Housing Finance Corporation.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Income Summary

AHFC Condominium and Single-Family Loans

2001 Q4



| Monthly Income | Median Family Income Level | Number of Loans | Median Purchase Price (\$) | Average Loan-to-Value Ratio | Number of First-Time Homebuyers | Total Loan Volume (\$) |
|-----------------|----------------------------|-----------------|----------------------------|-----------------------------|---------------------------------|------------------------|
| Less than \$899 | Less than 20% | 0 | 0 | 0.0 | 0 | 0 |
| \$899 - 1,795 | 20 - 39% | 8 | 92,500 | 75.0 | 8 | 540,281 |
| \$1,796 - 2,694 | 40 - 59% | 65 | 106,500 | 92.8 | 60 | 6,298,803 |
| \$2,695 - 3,592 | 60 - 79% | 177 | 124,000 | 94.2 | 164 | 19,887,654 |
| \$3,593 - 4,490 | 80 - 99% | 182 | 137,835 | 96.0 | 168 | 24,215,651 |
| \$4,491 - 5,389 | 100 - 119% | 152 | 156,817 | 95.4 | 126 | 22,962,455 |
| \$5,390 - 6,287 | 120 - 139% | 57 | 169,900 | 94.0 | 39 | 9,024,176 |
| \$6,288 - 7,184 | 140 - 159% | 59 | 189,500 | 93.8 | 43 | 10,591,503 |
| \$7,185 and Up | 160% and Up | 111 | 218,900 | 90.9 | 62 | 22,133,495 |
| Total | | 811 | 145,000 | 94.0 | 670 | 115,654,018 |

Notes:

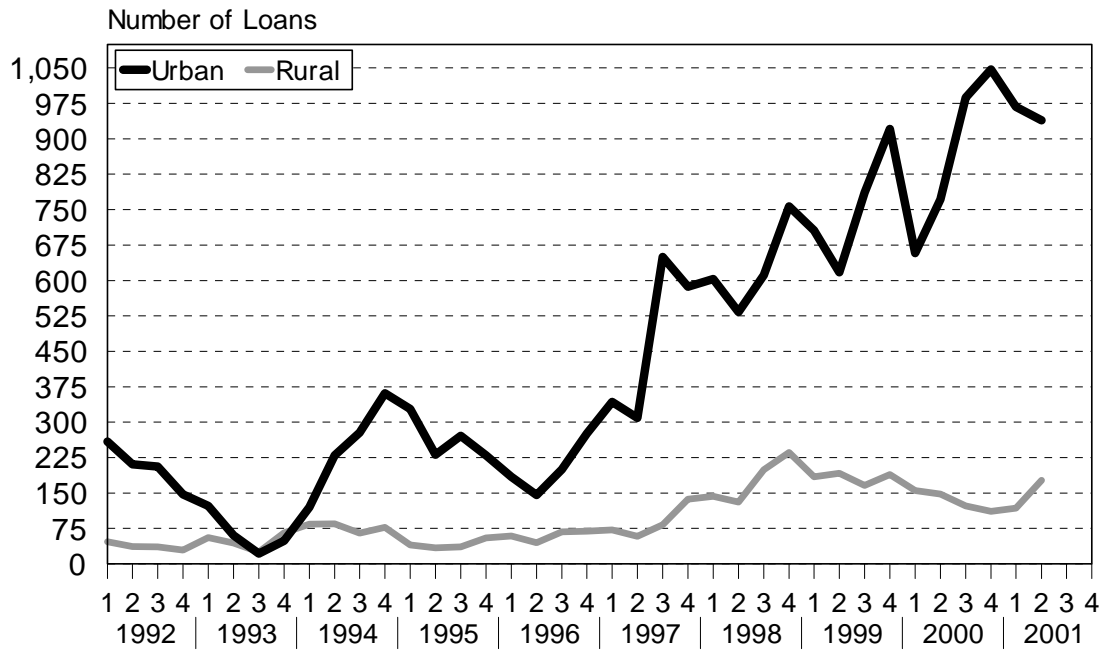
Based on data provided by Alaska Housing Finance Corporation.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

AHFC Loans Purchased

Urban vs. Rural

1st Qtr 1992 - 2nd Qtr 2001



Includes loans for purchase of a single-family home or condominium.

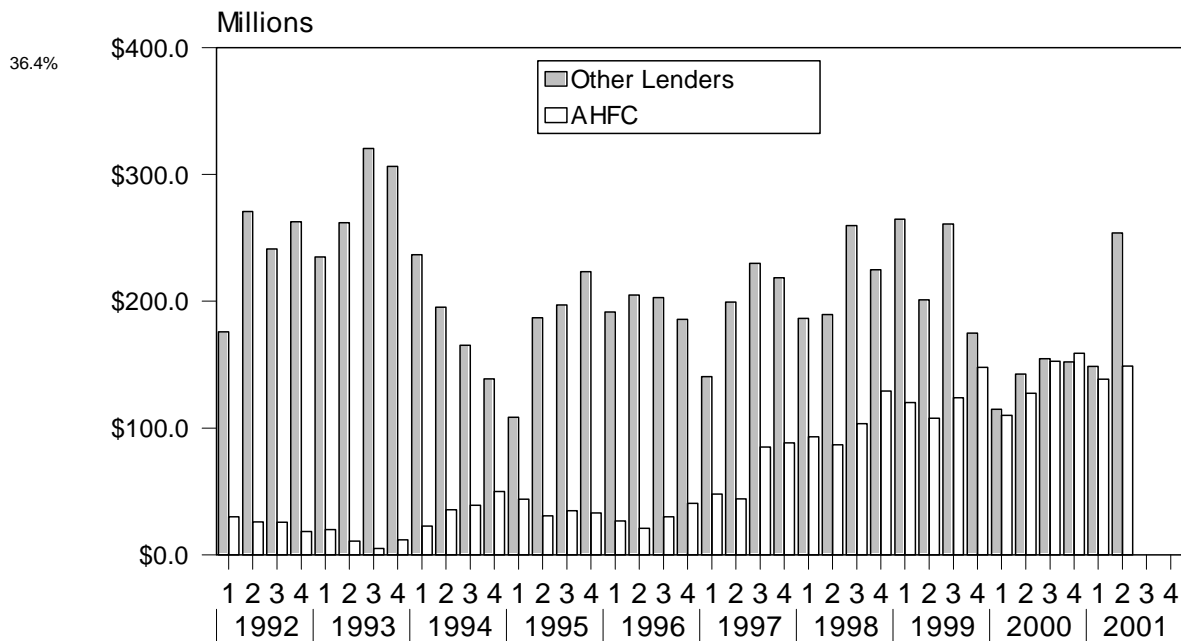
Excludes refinanced loans.

Source: Alaska Housing Finance Corp.

Dollar Volume of Loans for Purchase

Single-Family Homes and Condominiums

1st Qtr 1992 - 2nd Qtr 2001



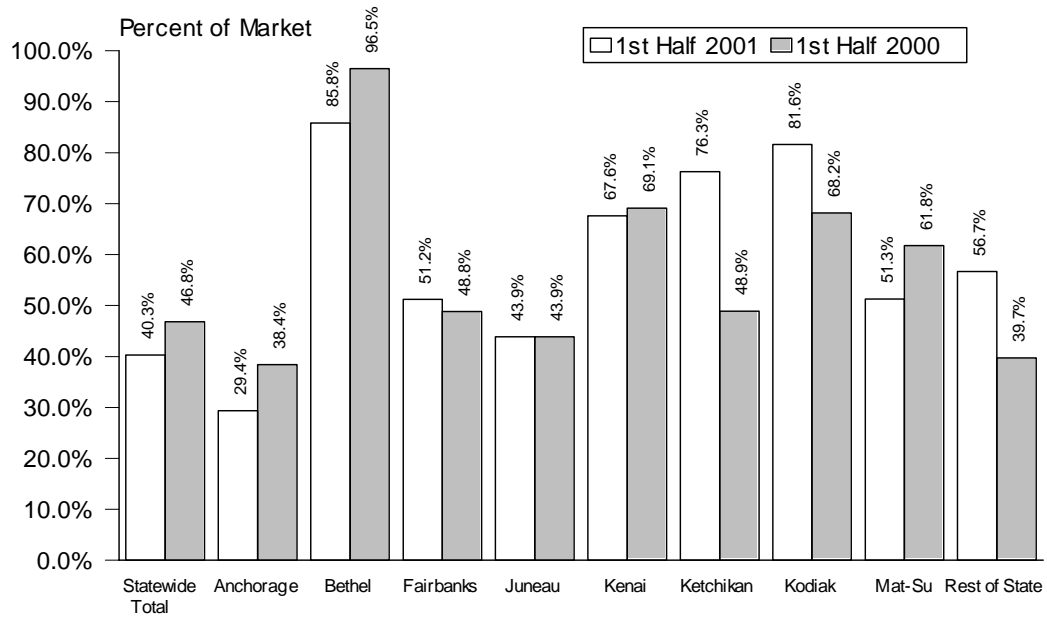
Excludes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

AHFC Market Share of Single-Family Homes

Based on Dollar Volume of Loans for Purchase

1st Half 2001 vs. 1st Half 2000

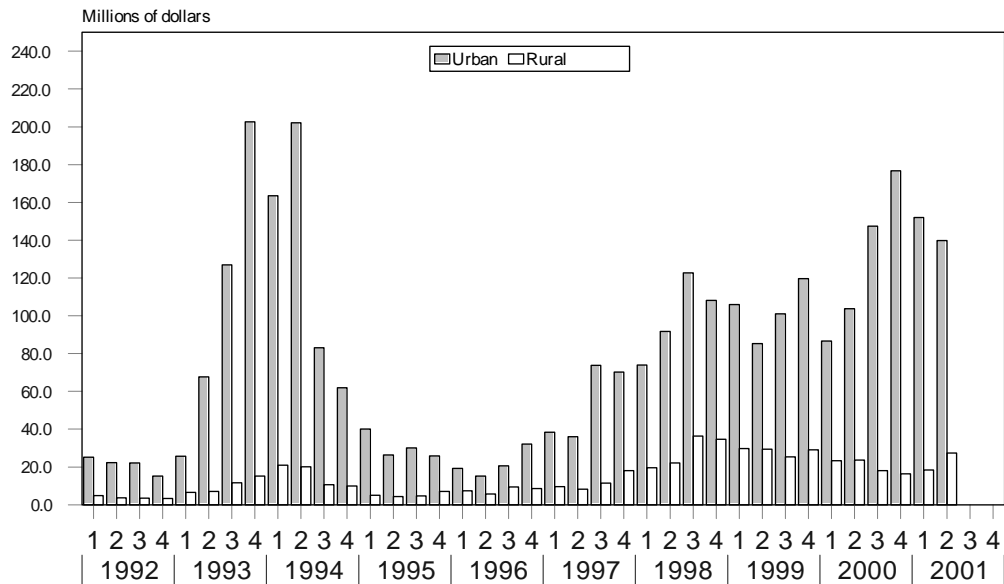


Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

AHFC Dollar Volume of Urban and Rural Loans

Statewide

1st Qtr 1992 - 2nd Qtr 2000



Includes loans for purchase of a single-family home or condominium.

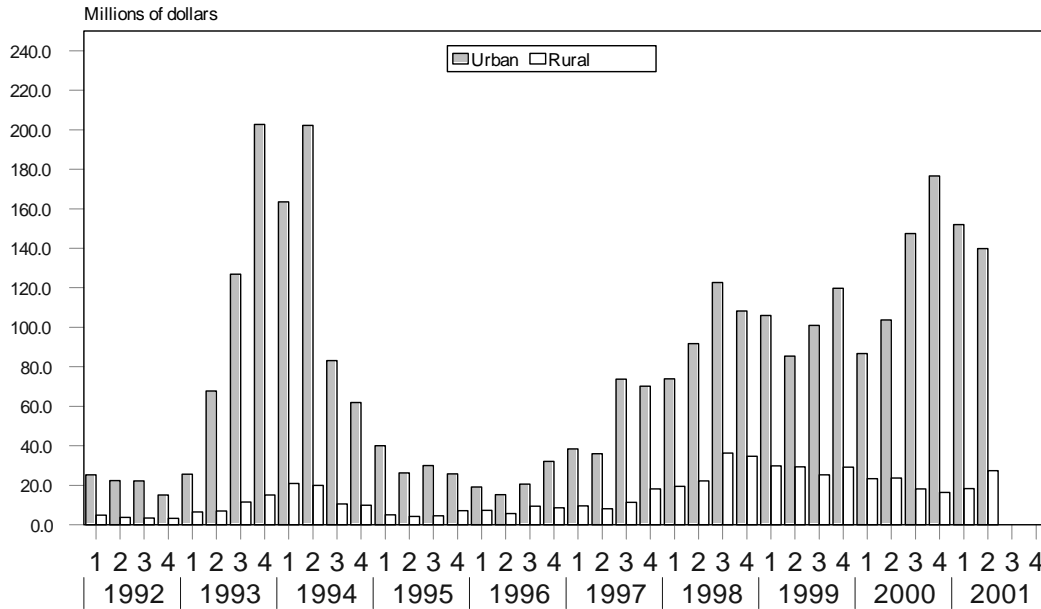
Includes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

AHFC Dollar Volume of Urban and Rural Loans

Statewide

1st Qtr 1992 - 2nd Qtr 2000



Includes loans for purchase of a single-family home or condominium.

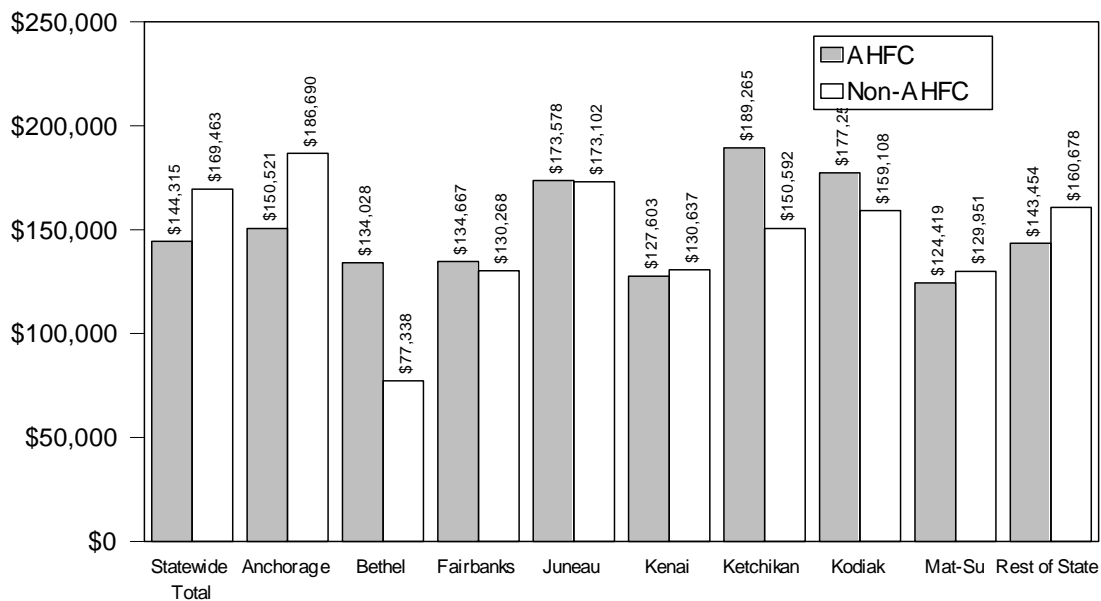
Includes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

AHFC and Non-AHFC Average Amounts of Loans for Purchase

Single-Family Homes

1st Half 2001

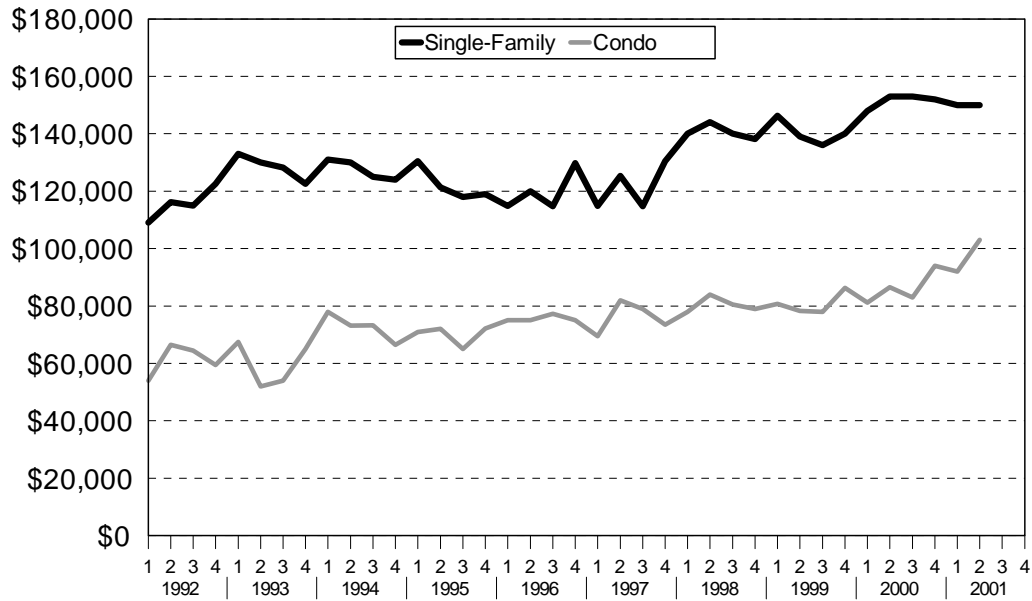


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Median Purchase Price of Homes and Condominiums

AHFC Single-Family Homes and Condominiums

1st Qtr 1992 - 2nd Qtr 2001



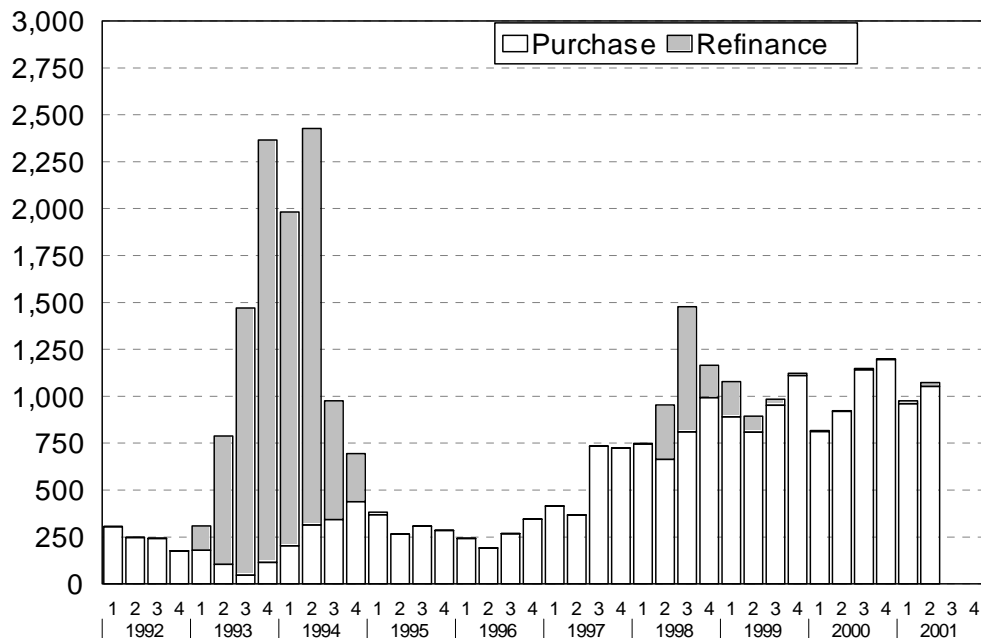
Excludes refinanced loans.

Source: Alaska Housing Finance Corporation; Alaska Department of Labor and Workforce Development, Research & Analysis Section.

AHFC Loans for Purchase and Refinance

Statewide

1st Qtr 1992 - 2nd Qtr 2000



Includes loans for single-family home or condominium.

Source: Alaska Housing Finance Corp.

SECTION THREE

Alaska MLS Activity

Note: Data for 'Anchorage' includes all properties statewide reported to the Anchorage Multiple Listing Service unless the Municipality of Anchorage is specified.

Sales activity in all markets reported on by Multiple Listing Services, except Kodiak, was up in 2001 compared to 2000. More single-family residences were sold in 2001 than in any year since the time series began in 1988. The average price also set records in 2001 for single-family residences and condominiums. The condominium market in particular was very active.

While the demand for homes was very strong in 2001, a plentiful supply of homes on the market kept prices from rising at a faster rate. In a year that saw double-digit percent increases in sales, it is notable that the number of active listings dropped only slightly in most markets. Kenai was the exception with nearly triple the number of single-family residences available during the prior year.

- The average sales price of a single-family home reported by the Anchorage MLS was \$191,426, an increase of 7.3% over last year. The average sales price of condominiums was \$120,192 at the end of 2001, 21 percent higher than the prior year.
- In Anchorage 2,150 single-family homes were sold in the second half of 2001, up 9.4% over the same period of 2000. While this growth is substantial, the market has cooled somewhat from the first half of the year when 24.8% more homes were sold than in 2000.
- Condominium sales in Anchorage jumped 95 percent in the second half of 2001. In 2000, 348 condominiums were sold while in 2001 the number was 699.
- The average sales price of condominiums in Anchorage has increased 72% since 1990. In 1990 the average sales price was \$69,762 (adjusted for inflation) compared to \$120,192 today. Single-family prices have appreciated at a much slower rate rising just 7.6% since 1990.
- Sales of single-family homes in Mat-Su were up 45 percent in the second half of 2001 compared to the prior year (779 vs. 536).
- The average sales price of a single-family residence in Mat-Su rose 6.2% to \$155,343.

- In Fairbanks, the number of single family homes sold in 2001 were up by 7.2% from the prior year. The average sales price at the end of the second half of 2001 was \$146,647, down slightly (-1.5%) from the first half of the year but 8% higher than the prior year.
- Forty-eight condominiums were sold in the second half of 2001 in Fairbanks, compared to 35 in 2000, an increase of 27.7%. The average sales price was \$77,400, \$4,699 more than the same period last year.
- For the latter half of 2001, 249 single-family homes were sold in Kenai at an average price of \$126,341. The number sold jumped 35 percent from year-ago levels while the price rose slower at 5.8%.
- Juneau MLS reported sales of 138 single-family homes for the second half of 2001, up 63.6%.
- Juneau was the only MLS to report a decrease in the average sales price of single-family homes for the period. The price for single-family homes decreased 6.1% from \$210,288 to \$197,445.
- Thirty-two condominiums were sold in the second half of 2001 in Juneau, seven more than in the prior year. The average price, \$94,625, was on par with last year.

APPENDIX C

MLS Activity Charts and Graphs

Fairbanks North Star Borough
Condominium & Townhouse Listings and Sales



| Active Listings | | | | Sales Closed | | | | | |
|-------------------------|-----|--------|-------------------------|--------------|--------|-------------|--------------------|------------------------|------------------------|
| Qtr/Yr | YTD | Number | Sales-as- %-Listings | YTD | Number | Volume (\$) | Avg. Price (\$) | Sale/List Price (%) | Avg. Days on Market |
| 4Q2001 | 89 | 13 | 192.3 | 83 | 25 | 1,925,050 | 77,002 | 97.3 | 117 |
| 3Q2001 | 76 | 19 | 121.1 | 58 | 23 | 1,720,415 | 74,801 | 102.3 | 136 |
| 2Q2001 | 57 | 26 | 80.8 | 35 | 21 | 1,687,900 | 80,376 | 98.7 | 284 |
| 1Q2001 | 31 | 31 | 45.2 | 14 | 14 | 1,090,800 | 77,914 | 98.6 | 286 |
| 4Q2000 | 133 | 35 | 40.0 | 65 | 14 | 979,700 | 69,979 | 98.7 | 172 |
| 3Q2000 | 98 | 34 | 61.8 | 51 | 21 | 1,564,835 | 74,516 | 97.6 | 130 |
| 2Q2000 | 64 | 31 | 64.5 | 30 | 20 | 1,370,800 | 68,540 | 98.0 | 182 |
| 1Q2000 | 33 | 33 | 30.3 | 10 | 10 | 613,500 | 61,350 | 98.0 | 158 |
| 4Q1999 | 43 | 2 | 550.0 | 57 | 11 | 790,700 | 71,882 | 98.0 | 178 |
| 3Q1999 | 41 | 7 | 242.9 | 46 | 17 | 1,427,050 | 83,944 | 99.0 | 142 |
| 2Q1999 | 34 | 22 | 95.5 | 29 | 21 | 1,472,500 | 70,119 | 99.0 | 112 |
| 1Q1999 | 12 | 12 | 66.7 | 8 | 8 | 557,750 | 69,719 | 98.0 | 71 |
| 4Q1998 | N/A | N/A | N/A | N/A | 15 | 1,097,250 | 73,150 | N/A | 162 |
| 3Q1998 | N/A | N/A | N/A | N/A | 18 | 1,366,900 | 75,939 | N/A | 82 |
| 2Q1998 | N/A | N/A | N/A | N/A | 7 | 478,424 | 68,346 | N/A | 140 |
| 1Q1998 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4Q1997 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 3Q1997 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 2Q1997 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1Q1997 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4Q1996 ^(est) | 57 | 15 | 86.7 | 67 | 13 | 819,169 | 63,013 | 94.6 | 90 |
| 3Q1996 | 42 | 17 | 141.2 | 54 | 24 | 1,419,266 | 59,136 | 95.1 | 48 |
| 2Q1996 | 25 | 16 | 143.8 | 30 | 23 | 1,496,616 | 65,070 | 97.4 | 49 |
| 1Q1996 | 9 | 9 | 77.8 | 7 | 7 | 463,700 | 66,242 | 95.4 | 238 |
| 4Q1995 | 68 | 7 | 200.0 | 55 | 14 | 930,500 | 66,464 | 97.0 | 158 |
| 3Q1995 | 61 | 19 | 73.7 | 41 | 14 | 1,092,100 | 78,007 | 98.0 | 137 |
| 2Q1995 | 42 | 22 | 81.8 | 27 | 18 | 1,217,700 | 67,650 | 96.4 | 63 |
| 1Q1995 | 20 | 20 | 45.0 | 9 | 9 | 683,250 | 75,916 | 95.9 | 84 |
| 4Q1994 | 62 | 22 | 50.0 | 58 | 11 | 742,700 | 67,518 | 99.5 | 45 |
| 3Q1994 | 40 | 16 | 93.8 | 47 | 15 | 1,034,500 | 68,966 | 96.7 | 61 |
| 2Q1994 | 24 | 16 | 100.0 | 32 | 16 | 959,000 | 59,937 | 98.1 | 91 |
| 1Q1994 | 8 | 8 | 200.0 | 16 | 16 | 909,900 | 56,868 | 97.3 | 68 |
| 4Q1993 | 63 | 12 | 108.3 | 46 | 13 | 713,000 | 54,846 | 96.2 | 118 |
| 3Q1993 | 51 | 19 | 68.4 | 33 | 13 | 998,350 | 76,796 | 97.5 | 68 |
| 2Q1993 | 32 | 21 | 61.9 | 20 | 13 | 837,490 | 64,422 | 97.3 | 113 |
| 1Q1993 | 11 | 11 | 63.6 | 7 | 7 | 407,500 | 58,214 | 97.5 | 69 |
| 4Q1992 | 71 | 13 | 130.8 | 69 | 17 | 1,104,875 | 64,992 | 92.0 | 78 |
| 3Q1992 | 58 | 18 | 122.2 | 52 | 22 | 1,138,250 | 51,738 | 96.8 | 155 |
| 2Q1992 | 40 | 20 | 60.0 | 30 | 12 | 520,400 | 43,366 | 94.6 | 179 |
| 1Q1992 | 20 | 16 | 112.5 | 18 | 18 | 978,900 | 54,383 | 133.2 | 183 |
| 4Q1991 | 92 | 23 | 47.8 | 54 | 11 | 604,756 | 54,978 | 97.5 | 107 |
| 3Q1991 | 69 | 27 | 70.4 | 43 | 19 | 1,042,000 | 54,842 | 97.7 | 51 |
| 2Q1991 | 42 | 22 | 45.5 | 24 | 10 | 578,100 | 57,810 | 97.5 | 103 |
| 1Q1991 | 20 | 9 | 155.6 | 14 | 14 | 754,000 | 53,857 | 97.5 | 137 |
| 4Q1990 | N/A | N/A | N/A | 78 | 12 | 632,750 | 52,729 | 100.0 | 166 |
| 3Q1990 | N/A | N/A | N/A | 66 | 16 | 621,900 | 38,869 | 98.0 | 150 |
| 2Q1990 | N/A | N/A | N/A | 50 | 30 | 1,171,856 | 39,062 | 97.0 | 117 |
| 1Q1990 | N/A | N/A | N/A | 20 | 20 | 786,277 | 39,314 | 98.0 | 110 |

Fairbanks North Star Borough
Single-Family Residences Listing and Sales



| <u>Active Listings</u> | | | | <u>Sales Closed</u> | | | | | |
|------------------------|------------|---------------|---------------------------------|---------------------|---------------|--------------------|----------------------------|--------------------------------|--------------------------------|
| <u>Qtr/Yr</u> | <u>YTD</u> | <u>Number</u> | <u>Sales-as- %-Listings</u> | <u>YTD</u> | <u>Number</u> | <u>Volume (\$)</u> | <u>Avg. Price (\$)</u> | <u>Sale/List Price (%)</u> | <u>Avg. Days on Market</u> |
| 4Q2001 | 823 | 146 | 158.9 | 690 | 232 | 34,033,400 | 146,696 | 98.3 | 121 |
| 3Q2001 | 677 | 202 | 69.8 | 458 | 141 | 20,666,050 | 146,568 | 98.7 | 109 |
| 2Q2001 | 475 | 250 | 78.8 | 317 | 197 | 28,890,518 | 91,137 | 98.8 | 135 |
| 1Q2001 | 225 | 225 | 53.3 | 120 | 120 | 18,314,737 | 152,623 | 97.5 | 145 |
| 4Q2000 | 1,157 | 204 | 79.4 | 616 | 162 | 21,914,513 | 135,275 | 98.37 | 117 |
| 3Q2000 | 953 | 278 | 66.9 | 454 | 186 | 24,928,048 | 134,022 | 98.64 | 118 |
| 2Q2000 | 675 | 347 | 52.7 | 268 | 183 | 25,715,799 | 140,523 | 98.00 | 129 |
| 1Q2000 | 328 | 328 | 25.9 | 85 | 85 | 11,175,843 | 131,481 | 97.00 | 154 |
| 4Q1999 | 369 | 71 | 218.3 | 651 | 155 | 20,633,226 | 133,118 | 98.00 | 124 |
| 3Q1999 | 298 | 82 | 257.3 | 496 | 211 | 29,856,510 | 141,500 | 112.00 | 109 |
| 2Q1999 | 216 | 124 | 146.0 | 285 | 181 | 27,099,351 | 149,720 | 108.00 | 111 |
| 1Q1999 | 92 | 92 | 113.0 | 104 | 104 | 13,952,850 | 134,162 | 98.00 | 152 |
| 4Q1998 | N/A | N/A | N/A | 653 | 193 | 25,917,514 | 134,287 | N/A | 123 |
| 3Q1998 | N/A | N/A | N/A | 460 | 227 | 32,058,342 | 141,226 | N/A | 114 |
| 2Q1998 | 492 | 269 | 56.5 | 233 | 152 | 20,270,015 | 133,355 | N/A | 116 |
| 1Q1998 | 223 | 223 | 36.3 | 81 | 81 | 9,137,997 | 112,815 | N/A | N/A |
| 4Q1997 | N/A | N/A | N/A | 629 | 170 | 19,465,850 | 114,505 | N/A | N/A |
| 3Q1997 | N/A | N/A | N/A | 459 | 187 | 21,648,055 | 115,765 | N/A | N/A |
| 2Q1997 | N/A | N/A | N/A | 272 | 191 | 24,577,689 | 128,679 | N/A | N/A |
| 1Q1997 | N/A | N/A | N/A | 81 | 81 | 8,668,215 | 107,015 | N/A | N/A |
| 4Q1996 (est) | 934 | 232 | 73.3 | 649 | 170 | 19,465,850 | 114,505 | 93.3 | 84 |
| 3Q1996 | 702 | 281 | 68.7 | 479 | 193 | 21,653,398 | 112,193 | 94.3 | 72 |
| 2Q1996 | 421 | 257 | 67.3 | 286 | 173 | 18,635,537 | 107,719 | 93.9 | 80 |
| 1Q1996 | 164 | 164 | 68.9 | 113 | 113 | 11,872,963 | 105,070 | 91.7 | 96 |
| 4Q1995 | 787 | 183 | 83.6 | 667 | 153 | 15,733,821 | 102,835 | 93.3 | 89 |
| 3Q1995 | 604 | 253 | 79.4 | 514 | 201 | 21,760,251 | 108,259 | 97.0 | 64 |
| 2Q1995 | 351 | 208 | 84.1 | 313 | 175 | 19,147,942 | 107,572 | 95.5 | 63 |
| 1Q1995 | 143 | 143 | 96.5 | 138 | 138 | 15,263,504 | 110,605 | 97.3 | 85 |
| 4Q1994 | 916 | 318 | 58.5 | 712 | 186 | 18,285,120 | 98,307 | 95.6 | 79 |
| 3Q1994 | 598 | 275 | 80.4 | 526 | 221 | 22,694,773 | 102,691 | 96.7 | 61 |
| 2Q1994 | 323 | 222 | 74.8 | 305 | 166 | 17,589,109 | 105,958 | 98.1 | 61 |
| 1Q1994 | 101 | 101 | 137.6 | 139 | 139 | 14,087,103 | 101,346 | 98.0 | 84 |
| 4Q1993 | 816 | 160 | 144.4 | 705 | 231 | 24,708,625 | 106,963 | 97.2 | 72 |
| 3Q1993 | 656 | 234 | 99.6 | 474 | 233 | 24,169,070 | 103,729 | 97.8 | 67 |
| 2Q1993 | 422 | 247 | 60.3 | 241 | 149 | 14,424,312 | 96,807 | 97.7 | 99 |
| 1Q1993 | 175 | 175 | 52.6 | 92 | 92 | 8,617,602 | 93,669 | 96.1 | 128 |
| 4Q1992 | 943 | 208 | 115.9 | 816 | 241 | 22,701,437 | 94,196 | 97.6 | 85 |
| 3Q1992 | 735 | 298 | 82.9 | 575 | 247 | 23,010,541 | 93,160 | 97.7 | 96 |
| 2Q1992 | 437 | 255 | 65.9 | 328 | 168 | 12,972,210 | 77,215 | 97.2 | 132 |
| 1Q1992 | 182 | 182 | 87.9 | 160 | 160 | 11,730,685 | 73,316 | 97.1 | 135 |
| 4Q1991 | 1,191 | 293 | 63.1 | 736 | 185 | 14,701,722 | 79,469 | 97.7 | 95 |
| 3Q1991 | 898 | 382 | 57.1 | 551 | 218 | 18,032,493 | 82,718 | 95.3 | 70 |
| 2Q1991 | 516 | 319 | 63.0 | 333 | 201 | 15,994,526 | 79,575 | 97.0 | 82 |
| 1Q1991 | 197 | 197 | 67.0 | 132 | 132 | 11,105,524 | 84,133 | 97.1 | 90 |
| 4Q1990 | N/A | N/A | N/A | 600 | 151 | 12,326,389 | 81,632 | 95.0 | 81 |
| 3Q1990 | N/A | N/A | N/A | 449 | 166 | 13,704,641 | 82,558 | 96.0 | 86 |
| 2Q1990 | N/A | N/A | N/A | 283 | 149 | 11,120,632 | 74,635 | 96.0 | 98 |
| 1Q1990 | N/A | N/A | N/A | 134 | 134 | 9,976,022 | 74,448 | 92.0 | 117 |

Juneau Borough Condominium & Townhouse Listings and Sales



| Qtr/Yr | Active Listings ¹ | | | Sales Closed | | | | | | |
|---------------------|------------------------------|--------------------|---------------------|--------------|-------------|-------------------|--------------------------|------------------|---------------------|---------------------|
| | YTD | Active List Number | Sales-as-%-Listings | YTD | Number Sold | Sales Volume (\$) | Average Sales Price (\$) | List Volume (\$) | Sale/List Price (%) | Avg. Days on Market |
| 4Q2001 | 50 | 15 | 106.7 | 54 | 16 | 1,465,700 | 91,606 | 1,495,600 | 98.0 | 27 |
| 3Q2001 | 35 | 14 | 114.3 | 38 | 16 | 1,562,300 | 97,644 | 1,563,800 | 99.9 | 74 |
| 2Q2001 | 21 | 13 | 92.3 | 22 | 12 | 1,183,850 | 98,654 | 1,220,250 | 97.0 | 91 |
| 1Q2001 | 8 | 8 | 125.0 | 10 | 10 | 1,098,500 | 109,850 | 1,121,900 | 97.9 | 106 |
| 4Q2000 | 74 | 11 | 118.2 | 49 | 13 | 1,123,300 | 86,408 | 1,182,500 | 95.0 | 60 |
| 3Q2000 | 63 | 24 | 50.0 | 36 | 12 | 1,248,600 | 104,050 | 1,282,000 | 97.4 | 37 |
| 2Q2000 | 39 | 22 | 77.3 | 24 | 17 | 1,801,600 | 105,976 | 1,824,900 | 98.7 | 97 |
| 1Q2000 | 17 | 17 | 41.2 | 7 | 7 | 693,500 | 99,071 | 711,400 | 97.5 | 43 |
| 4Q1999 | N/A | 15 | 100.0 | 67 | 15 | 1,553,553 | 103,570 | N/A | N/A | N/A |
| 3Q1999 | N/A | N/A | N/A | 52 | 21 | 2,412,100 | 114,862 | N/A | N/A | N/A |
| 2Q1999 | 49 | 24 | 79.2 | 31 | 19 | 2,025,300 | 104,183 | N/A | N/A | N/A |
| 1Q1999 | 25 | 25 | 48.0 | 12 | 12 | 1,393,300 | 113,164 | N/A | N/A | N/A |
| 4Q1998 ² | N/A | 34 | 20.6 | N/A | 7 | 618,000 | 88,286 | N/A | N/A | N/A |

Notes:

Notes: Data prior to fourth quarter 1998 are not available.

Listings data is for end of quarter.

Based on reports provided by the Juneau Multiple Listing Service.

1. Listings data is for end of quarter.

2. Data prior to fourth quarter 1998 are not available.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Juneau Borough Single-Family Residential Listings and Sales¹



| Qtr/Yr | Active Listings ² | | | Sales Closed | | | | | | |
|---------------------|------------------------------|--------------------|---------------------|--------------|-------------|-------------------|--------------------------|------------------|---------------------|---------------------|
| | YTD | Active List Number | Sales-as-%-Listings | YTD | Number Sold | Sales Volume (\$) | Average Sales Price (\$) | List Volume (\$) | Sale/List Price (%) | Avg. Days on Market |
| 4Q2001 | 279 | 53 | 130.2 | 247 | 69 | 8,290,000 | 120,145 | 8,635,300 | 96.0 | 52 |
| 3Q2001 | 226 | 81 | 85.2 | 178 | 69 | 14,366,492 | 208,210 | 14,778,700 | 97.2 | 68 |
| 2Q2001 | 145 | 89 | 65.2 | 109 | 58 | 12,096,651 | 208,563 | 12,227,700 | 98.9 | 99 |
| 1Q2001 | 56 | 56 | 91.1 | 51 | 51 | 11,348,850 | 222,526 | 11,613,430 | 97.7 | 81 |
| 4Q2000 | 298 | 66 | 68.2 | 151 | 45 | 9,610,775 | 213,573 | 9,892,500 | 97.2 | 77 |
| 3Q2000 | 232 | 94 | 27.7 | 106 | 26 | 5,319,701 | 204,604 | 5,468,801 | 97.3 | 74 |
| 2Q2000 | 138 | 78 | 69.2 | 80 | 54 | 10,370,150 | 192,040 | 10,586,200 | 98.0 | 64 |
| 1Q2000 | 60 | 60 | 43.3 | 26 | 26 | 4,704,050 | 180,925 | 4,802,700 | 97.9 | 106 |
| 4Q1999 | N/A | 51 | 80.4 | 171 | 41 | 8,284,400 | 202,059 | N/A | 96.7 | N/A |
| 3Q1999 | N/A | N/A | N/A | 130 | 61 | 13,786,600 | 226,010 | N/A | N/A | N/A |
| 2Q1999 | 130 | 70 | 48.6 | 69 | 34 | 6,031,900 | 177,409 | N/A | N/A | N/A |
| 1Q1999 | 60 | 60 | 58.3 | 35 | 35 | 6,790,200 | 194,006 | N/A | N/A | N/A |
| 4Q1998 ³ | N/A | 60 | 75.0 | N/A | 45 | 8,040,880 | 178,686 | N/A | N/A | N/A |

Notes:

Based on reports provided by the Juneau Multiple Listing Service.

1. Single-family includes single-family residence, single-family with apartment and attached homes.

Excludes mobile homes and duplex and other multi-family buildings.

2. Listings data is for end of quarter.

3. Data prior to fourth quarter 1998 are not available.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Kenai Peninsula Borough

Single-Family Residential Listing and Sales



| Active Listings | | | | Sales Closed | | | | | |
|---------------------|-------|--------|-------------------------|--------------|--------|-------------|--------------------|------------------------|-------------------------------------|
| Qtr/Yr | YTD | Number | Sales-as- %-Listings | YTD | Number | Volume (\$) | Avg. Price (\$) | Sale/List Price (%) | Avg. Days on Market ³ |
| 4Q2001 | 4,748 | 1,201 | 8 | 401 | 94 | 12,155,750 | 129,316 | 83 | 97 |
| 3Q2001 | 3,547 | 1,236 | 12 | 307 | 155 | 19,554,797 | 128,650 | 84 | 170 |
| 2Q2001 | 2,311 | 1,236 | 7 | 152 | 152 | 9,113,736 | 121,516 | 79 | 205 |
| 1Q2001 | 1,075 | 1,075 | 7 | 75 | 75 | 9,113,736 | 121,516 | 79 | 205 |
| 4Q2000 | 1,782 | 405 | 26 | 372 | 104 | 12,407,847 | 119,306 | 97 | 208 |
| 3Q2000 | 1,377 | 509 | 22 | 268 | 113 | 13,494,251 | 119,418 | N/A | 182 |
| 2Q2000 | 868 | 473 | 19 | 155 | 89 | 10,196,375 | 114,566 | N/A | 192 |
| 1Q2000 | 395 | 395 | 17 | 66 | 66 | 8,094,830 | 122,649 | N/A | 219 |
| 4Q1999 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 3Q1999 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 2Q1999 ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1Q1999 | 394 | 394 | 13 | 52 | 52 | 5,444,557 | 104,703 | N/A | 216 |
| 4Q1998 ² | 1,040 | 253 | 26 | 202 | 67 | 8,020,151 | 119,704 | N/A | 126 |
| 3Q1998 | 787 | 304 | 18 | 135 | 56 | 7,152,300 | 127,720 | N/A | 119 |
| 2Q1998 | 483 | 286 | 16 | 79 | 46 | 5,651,892 | 122,867 | N/A | 158 |
| 1Q1998 | 197 | 197 | 17 | 33 | 33 | 4,030,937 | 122,150 | N/A | 197 |
| 4Q1997 | 961 | 189 | 25 | 220 | 47 | 6,933,237 | 147,516 | N/A | 170 |
| 3Q1997 | 772 | 246 | 34 | 173 | 84 | 11,021,404 | 131,207 | 99 | 165 |
| 2Q1997 | 526 | 278 | 17 | 89 | 48 | 5,014,750 | 104,474 | 96 | 159 |
| 1Q1997 | 248 | 248 | 17 | 41 | 41 | 4,050,279 | 98,787 | 96 | 166 |
| 4Q1996 | 1,111 | 198 | 30 | 285 | 59 | 5,988,609 | 101,502 | N/A | 121 |
| 3Q1996 | 913 | 313 | 27 | 226 | 85 | 8,503,029 | 100,036 | 96 | 169 |
| 2Q1996 | 600 | 331 | 26 | 141 | 85 | 8,861,408 | 104,252 | 97 | 169 |
| 1Q1996 | 269 | 269 | 21 | 56 | 56 | 5,581,755 | 99,674 | 93 | 177 |
| 4Q1995 | 1,090 | 280 | 35 | 333 | 98 | 9,784,317 | 99,840 | 96 | 173 |
| 3Q1995 | 810 | 298 | 33 | 235 | 99 | 8,547,032 | 86,334 | 96 | 149 |
| 2Q1995 | 512 | 276 | 32 | 136 | 89 | 9,022,900 | 101,381 | 97 | 182 |
| 1Q1995 | 236 | 236 | 20 | 47 | 47 | 4,777,700 | 101,653 | 95 | 198 |
| 4Q1994 | 1,106 | 255 | 31 | 364 | 78 | 6,999,688 | 89,740 | 96 | 173 |
| 3Q1994 | 851 | 313 | 31 | 286 | 98 | 9,570,665 | 97,660 | 96 | 144 |
| 2Q1994 | 538 | 305 | 32 | 188 | 97 | 9,487,241 | 97,807 | 97 | 142 |
| 1Q1994 | 233 | 233 | 39 | 91 | 91 | 8,398,078 | 92,287 | 96 | 177 |
| 4Q1993 | 1,136 | 230 | 41 | 392 | 94 | 8,303,894 | 88,339 | 97 | 178 |
| 3Q1993 | 906 | 320 | 38 | 298 | 121 | 12,141,290 | 100,341 | 98 | 153 |
| 2Q1993 | 586 | 317 | 32 | 177 | 100 | 8,647,725 | 86,477 | 88 | 153 |
| 1Q1993 | 269 | 269 | 29 | 77 | 77 | 6,460,025 | 83,896 | 96 | 179 |
| 4Q1992 | 1,128 | 240 | 24 | 262 | 58 | 4,900,345 | 84,489 | 97 | 161 |
| 3Q1992 | 888 | 341 | 27 | 204 | 93 | 7,754,755 | 83,384 | 97 | 134 |
| 2Q1992 | 547 | 324 | 18 | 111 | 57 | 4,263,800 | 74,804 | 95 | 131 |
| 1Q1992 | 223 | 223 | 24 | 54 | 54 | 4,271,420 | 79,100 | 96 | 161 |
| 4Q1991 | 1,006 | 236 | 34 | 319 | 81 | 6,817,227 | 84,163 | 97 | 153 |
| 3Q1991 | 770 | 289 | 34 | 238 | 98 | 7,989,346 | 81,524 | 97 | 128 |
| 2Q1991 | 481 | 252 | 35 | 140 | 87 | 6,769,896 | 77,815 | 94 | 137 |
| 1Q1991 | 229 | 229 | 23 | 53 | 53 | 4,279,228 | 80,740 | 100 | 148 |
| 4Q1990 | 971 | 215 | N/A | 345 | 94 | 7,791,134 | 82,884 | 96 | 155 |
| 3Q1990 | 756 | 275 | N/A | 251 | 109 | 7,906,550 | 72,537 | 96 | 146 |

Kodiak Island Borough

Single-Family Residential Listing and Sales



| Active Listings | | | | Sales Closed | | | | | | |
|---------------------|-----|--------|-------------------------|--------------|--------|-------------|--------------------|------------------------|------------------------|------------------------|
| Qtr/Yr | YTD | Number | Sales-as- %-Listings | YTD | Number | Volume (\$) | Avg. Price (\$) | Avg List Price (\$) | Sale/List Price (%) | Avg. Days on Market |
| 4Q2001 | 109 | 22 | 55.4 | 40 | 12 | 2,068,548 | 172,379 | 181,021 | 95 | 44 |
| 3Q2001 | 87 | 30 | 26.4 | 28 | 8 | 2,024,998 | 168,750 | 172,817 | 93 | 238 |
| 2Q2001 | 57 | 26 | 62.3 | 20 | 16 | 2,195,546 | 137,222 | 144,806 | 95 | 329 |
| 1Q2001 | 31 | 31 | 12.9 | 4 | 4 | 602,000 | 150,500 | 156,850 | 96 | 100 |
| 4Q2000 | 138 | 30 | 40.0 | 45 | 12 | 2,024,998 | 168,750 | 174,417 | 97 | 168 |
| 3Q2000 | 108 | 35 | 22.9 | 33 | 8 | 1,206,497 | 150,812 | N/A | N/A | 271 |
| 2Q2000 | 73 | 33 | 45.5 | 25 | 15 | 2,123,798 | 141,587 | N/A | N/A | 74 |
| 1Q2000 | 40 | 40 | 25.0 | 10 | 10 | 1,353,699 | 135,370 | N/A | N/A | 168 |
| 4Q1999 ¹ | N/A | N/A | N/A | 70 | 34 | 4,896,971 | 144,029 | N/A | N/A | 181 |
| 3Q1999 | 131 | 44 | 40.9 | 36 | 18 | 2,661,726 | 147,874 | N/A | N/A | 232 |
| 2Q1999 | 87 | 47 | 10.6 | 18 | 5 | 893,000 | 178,600 | N/A | N/A | 229 |
| 1Q1999 | 40 | 40 | 32.5 | 13 | 13 | 1,497,697 | 115,207 | N/A | N/A | 319 |
| 4Q1998 | N/A | 57 | 10.5 | 29 | 6 | 679,500 | 113,250 | N/A | N/A | N/A |
| 3Q1998 | N/A | 64 | 23.4 | 23 | 15 | 1,595,604 | 106,374 | N/A | N/A | 250 |
| 2Q1998 | N/A | 66 | 12.1 | 8 | 8 | 1,195,800 | 149,475 | N/A | N/A | 269 |
| 1Q1998 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Notes:

Based on reports provided by the Anchorage Multiple Listing Service.

Single-family residences include single-family homes with apartments, zero-lot lines and mobile homes.

1. 'Fourth Quarter 1999 data include sales activity for first through third quarters that was reported late.

Average days on market for Fourth Quarter 1999 are based on listings instead of sales.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Matanuska-Susitna Borough
Single-Family Residential Listing and Sales



| Active Listings | | | | Sales Closed | | | | | |
|---------------------|-------|--------|-------------------------|--------------|--------|-------------|--------------------|------------------------|------------------------|
| Qtr/Yr | YTD | Number | Sales-as- %-Listings | YTD | Number | Volume (\$) | Avg. Price (\$) | Sale/List Price (%) | Avg. Days on Market |
| 4Q2001 | 2,302 | 520 | 70.1 | 1,349 | 365 | 56,836,513 | 155,716 | 99.7 | 98 |
| 3Q2001 | 1,781 | 639 | 64.8 | 984 | 414 | 64,176,033 | 155,015 | 98.4 | 86 |
| 2Q2001 | 1,142 | 640 | 53.3 | 570 | 341 | 49,972,067 | 146,546 | 100.0 | 59 |
| 1Q2001 | 502 | 502 | 45.6 | 229 | 229 | 32,871,596 | 143,544 | 98.2 | 106 |
| 4Q2000 | 2,322 | 505 | 37.4 | 1,001 | 189 | 27,352,607 | 144,723 | 97.0 | 107 |
| 3Q2000 | 1,817 | 635 | 54.6 | 812 | 347 | 51,054,025 | 147,130 | 97.9 | 103 |
| 2Q2000 | 1,182 | 671 | 42.3 | 465 | 284 | 40,218,505 | 141,614 | 98.7 | 122 |
| 1Q2000 | 511 | 511 | 35.4 | 181 | 181 | 25,552,234 | 141,173 | 98.2 | 134 |
| 4Q1999 | 2,405 | 458 | 52.8 | 964 | 242 | 34,044,497 | 140,680 | 64.9 | 130 |
| 3Q1999 | 1,947 | 659 | 47.2 | 722 | 311 | 43,347,742 | 139,382 | 98.2 | 114 |
| 2Q1999 | 1,288 | 704 | 35.9 | 411 | 253 | 36,796,465 | 145,441 | 102.3 | 129 |
| 1Q1999 | 584 | 584 | 27.1 | 158 | 158 | 21,327,954 | 134,987 | 96.6 | 128 |
| 4Q1998 | 2,190 | 487 | 55.6 | 947 | 271 | 39,435,862 | 145,520 | 98.9 | 96 |
| 3Q1998 | 1,703 | 606 | 51.5 | 676 | 312 | 42,912,187 | 167,621 | 98.4 | 85 |
| 2Q1998 | 1,097 | 657 | 36.2 | 364 | 238 | 31,533,734 | 132,495 | 98.6 | 82 |
| 1Q1998 | 440 | 440 | 28.6 | 126 | 126 | 15,645,332 | 124,169 | 98.5 | 83 |
| 4Q1997 | 1,828 | 370 | 54.9 | 761 | 203 | 26,182,535 | 128,978 | 97.5 | 87 |
| 3Q1997 | 1,458 | 489 | 50.9 | 558 | 249 | 31,259,100 | 125,539 | 97.9 | 79 |
| 2Q1997 | 969 | 539 | 36.2 | 309 | 195 | 23,271,365 | 119,340 | 97.3 | 71 |
| 1Q1997 | 430 | 430 | 26.5 | 114 | 114 | 13,013,079 | 114,150 | 97.3 | 98 |
| 4Q1996 | 2,072 | 405 | 43.5 | 607 | 176 | 20,265,296 | 115,144 | 97.1 | 79 |
| 3Q1996 | 1,667 | 615 | 30.2 | 431 | 186 | 20,179,075 | 108,490 | 97.9 | 60 |
| 2Q1996 | 1,052 | 621 | 26.9 | 245 | 167 | 18,170,905 | 108,808 | 98.1 | 77 |
| 1Q1996 | 431 | 431 | 18.1 | 78 | 78 | 8,260,356 | 105,902 | 96.5 | 73 |
| 4Q1995 | 1,734 | 390 | 39.7 | 567 | 155 | 15,831,229 | 102,137 | 97.7 | 84 |
| 3Q1995 | 1,344 | 466 | 38.4 | 412 | 179 | 17,161,288 | 95,873 | 97.2 | 88 |
| 2Q1995 | 878 | 481 | 24.7 | 233 | 119 | 11,407,645 | 95,863 | 97.7 | 74 |
| 1Q1995 | 397 | 397 | 28.7 | 114 | 114 | 11,145,209 | 97,765 | 97.1 | 106 |
| 4Q1994 | 1,639 | 363 | 40.8 | 579 | 148 | 14,082,250 | 95,150 | 97.2 | 91 |
| 3Q1994 | 1,276 | 497 | 34.2 | 431 | 170 | 16,492,382 | 97,014 | 96.7 | 78 |
| 2Q1994 | 779 | 486 | 31.1 | 261 | 151 | 15,465,607 | 102,421 | 96.6 | 79 |
| 1Q1994 | 293 | 293 | 37.5 | 110 | 110 | 10,310,145 | 93,729 | 97.4 | 93 |
| 4Q1993 | 1,563 | 271 | 57.6 | 571 | 156 | 14,155,575 | 90,741 | 95.9 | 103 |
| 3Q1993 | 1,292 | 400 | 45.3 | 415 | 181 | 16,753,698 | 92,562 | 97.2 | 92 |
| 2Q1993 | 892 | 477 | 31.4 | 234 | 150 | 12,972,683 | 86,485 | 96.9 | 105 |
| 1Q1993 | 415 | 415 | 20.2 | 84 | 84 | 7,141,869 | 85,022 | 96.0 | 121 |
| 4Q1992 | 2,060 | 408 | 31.4 | 409 | 128 | 11,078,468 | 86,551 | 96.5 | 111 |
| 3Q1992 | 1,652 | 573 | 15.7 | 281 | 90 | 7,343,620 | 81,596 | 97.5 | 98 |
| 2Q1992 | 1,079 | 619 | 16.8 | 191 | 104 | 8,055,392 | 77,456 | 97.1 | 101 |
| 1Q1992 ³ | 460 | 460 | 18.9 | 87 | 87 | 6,670,318 | 76,670 | 96.2 | 131 |
| 4Q1991 | 1,936 | 425 | 26.8 | 525 | 114 | 8,344,855 | 73,200 | 97.8 | 134 |
| 3Q1991 | 1,511 | 565 | 25.5 | 411 | 144 | 10,204,110 | 70,862 | 97.3 | 110 |
| 2Q1991 | 946 | 533 | 32.3 | 267 | 172 | 11,604,714 | 67,469 | 98.5 | 113 |
| 1Q1991 | 413 | 413 | 23.0 | 95 | 95 | 6,226,972 | 65,547 | 97.7 | 149 |
| 4Q1990 | 1,680 | 333 | 44.4 | 713 | 148 | 10,794,104 | 72,933 | 109.6 | 184 |
| 3Q1990 | 1,347 | 429 | 43.1 | 565 | 185 | 11,741,817 | 63,469 | 97.7 | 161 |
| 2Q1990 | 918 | 478 | 39.5 | 380 | 189 | 10,319,055 | 54,598 | 97.8 | 210 |
| 1Q1990 | 440 | 440 | 43.4 | 191 | 191 | 10,057,007 | 52,654 | 97.3 | 281 |

Number of Bedrooms
MLS 2001
Number Sold



1st Half 2001

| Price Range | Anchorage--All Areas | | | | Mat-Su Valley | | | | Juneau | | |
|--------------------|-----------------------------|--------------|------------|-----------|----------------------|------------|------------|------------|---------------|-----------|-----------|
| | 0-2 | 3 | 4 | 5+ | Unknown | 0-2 | 3 | 4+ | <=2 | 3 | 4+ |
| Under 120,000 | 151 | 127 | 16 | 3 | 14 | 77 | 54 | 4 | 1 | 0 | 0 |
| 120,000 - 139,999 | 33 | 164 | 25 | 0 | 2 | 35 | 50 | 19 | 1 | 4 | 0 |
| 140,000 - 179,999 | 27 | 373 | 127 | 8 | 2 | 19 | 94 | 46 | 5 | 29 | 2 |
| 180,000+ | 19 | 344 | 373 | 75 | 0 | 22 | 57 | 45 | 1 | 44 | 20 |
| Unknown | 0 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 230 | 1,009 | 543 | 87 | 18 | 153 | 255 | 114 | 9 | 77 | 22 |

2nd Half 2001

| Price Range | Anchorage--All Areas | | | | Mat-Su Valley | | | | Juneau Bedroom Size | | |
|--------------------|-----------------------------|--------------|--------------|------------|----------------------|------------|------------|------------|----------------------------|-----------|-----------|
| | 0-2 | 3 | 4 | 5+ | Unknown | 0-2 | 3 | 4+ | 0-2 | 3 | 4+ |
| Under 120,000 | 375 | 256 | 56 | 8 | 0 | 92 | 64 | 9 | 4 | 2 | 1 |
| 120,000 - 139,999 | 168 | 516 | 49 | 6 | 0 | 24 | 89 | 21 | 2 | 5 | 0 |
| 140,000 - 179,999 | 116 | 1,557 | 483 | 26 | 0 | 14 | 169 | 59 | 7 | 25 | 7 |
| 180,000+ | 43 | 1,562 | 1,789 | 339 | 0 | 6 | 105 | 84 | 3 | 31 | 24 |
| Unknown | 2 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 704 | 3,895 | 2,379 | 381 | 0 | 136 | 427 | 173 | 16 | 63 | 32 |

Anchorage MLS--All Activity Reported Statewide **Single-Family Residential Listing and Sales**



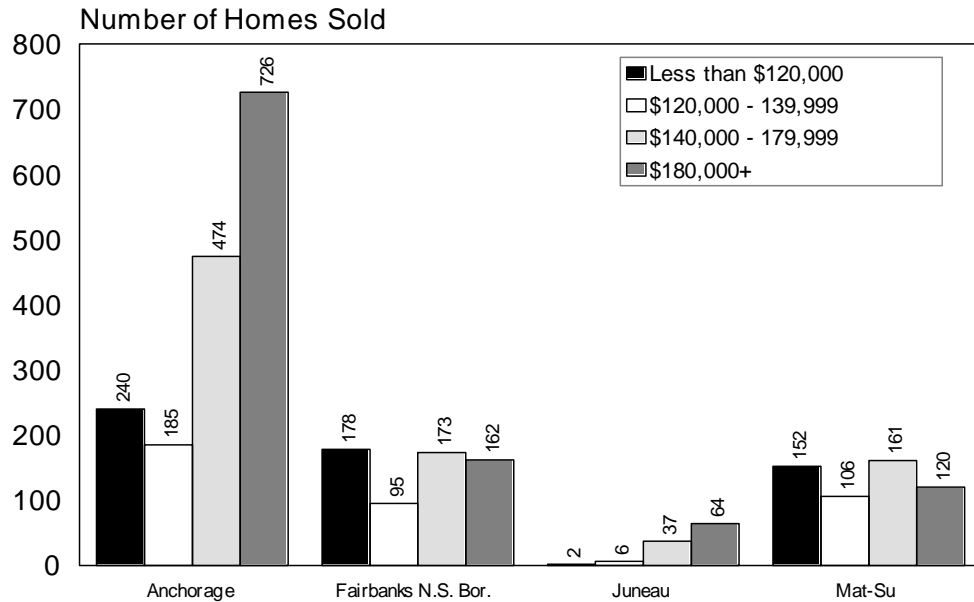
Active Listings

Sales Closed

| Qtr/Yr | YTD | Number | Sales-as- %-Listings | YTD | Number | Volume (\$) | Avg. Price (\$) | Sale/List Price (%) | Avg. Days on Market |
|-----------------------|------------|---------------|---------------------------------|------------|---------------|--------------------|----------------------------|--------------------------------|--------------------------------|
| 4Q2001 | 5,597 | 1,170 | 86.5 | 4,018 | 1,012 | 192,144,036 | 189,866 | 97.1 | 61 |
| 3Q2001 | 4,427 | 1,547 | 73.5 | 3,006 | 1,137 | 219,229,766 | 192,814 | 98.3 | 60 |
| 2Q2001 | 2,880 | 1,555 | 69.1 | 1,869 | 1,075 | 176,983,304 | 164,636 | 98.0 | 80 |
| 1Q2001 | 1,325 | 1,325 | 59.9 | 794 | 794 | 146,000,025 | 183,879 | 98.0 | 90 |
| 4Q2000 | 6,027 | 1,419 | 63.5 | 3,463 | 901 | 162,407,103 | 180,252 | 98.1 | 81 |
| 3Q2000 | 4,608 | 1,741 | 61.1 | 2,562 | 1,064 | 186,272,860 | 175,068 | 97.9 | 73 |
| 2Q2000 | 2,867 | 1,527 | 57.4 | 1,498 | 876 | 156,127,796 | 178,228 | 98.0 | 84 |
| 1Q2000 | 1,340 | 1,340 | 46.4 | 622 | 622 | 104,889,462 | 168,633 | 98.0 | 100 |
| 4Q1999 ¹ | N/A | N/A | N/A | 3,716 | 1,229 | 191,971,018 | 156,201 | 100.3 | 111 |
| 3Q1999 | 3,740 | 1,265 | 76.7 | 2,487 | 970 | 173,049,386 | 178,401 | 98.7 | 72 |
| 2Q1999 | 2,475 | 1,355 | 62.5 | 1,517 | 847 | 151,495,045 | 178,861 | 98.2 | 71 |
| 1Q1999 | 1,120 | 1,120 | 59.8 | 670 | 670 | 114,236,749 | 170,503 | 97.1 | 74 |
| 4Q1998 ^{2,3} | 4,419 | 1,027 | 87.0 | 3,294 | 893 | 155,568,680 | 174,209 | 98.6 | 69 |
| 3Q1998 ² | 3,392 | 1,283 | 77.2 | 2,401 | 991 | 177,652,225 | 179,266 | 98.3 | 65 |
| 2Q1998 ² | 2,109 | 1,179 | 66.6 | 1,410 | 785 | 133,569,910 | 170,153 | 98.7 | 71 |
| 1Q1998 ² | 930 | 930 | 67.2 | 625 | 625 | 105,276,089 | 168,442 | 96.6 | 79 |
| 4Q1997 | 4,537 | 925 | 97.0 | 3,381 | 897 | 145,247,808 | 161,926 | 97.8 | 73 |
| 3Q1997 | 3,612 | 1,212 | 88.2 | 2,484 | 1,069 | 174,426,311 | 163,168 | 98.1 | 70 |
| 2Q1997 | 2,400 | 1,326 | 63.8 | 1,415 | 846 | 133,806,815 | 158,164 | 97.4 | 76 |
| 1Q1997 | 1,074 | 1,074 | 53.0 | 569 | 569 | 91,134,000 | 160,165 | 97.4 | 70 |
| 4Q1996 | 4,405 | 995 | 80.3 | 3,018 | 799 | 125,108,297 | 156,581 | 98.1 | 77 |
| 3Q1996 | 3,410 | 1,264 | 68.1 | 2,219 | 861 | 133,201,533 | 154,706 | 97.2 | 70 |
| 2Q1996 | 2,146 | 1,198 | 69.9 | 1,358 | 837 | 132,573,864 | 158,392 | 97.7 | 71 |
| 1Q1996 | 948 | 948 | 55.0 | 521 | 521 | 80,345,780 | 154,215 | 98.4 | 63 |
| 4Q1995 | 4,213 | 1,055 | 64.7 | 2,844 | 683 | 102,957,448 | 150,743 | 98.1 | 63 |
| 3Q1995 | 3,158 | 1,231 | 66.9 | 2,161 | 824 | 124,030,339 | 150,522 | 98.0 | 70 |
| 2Q1995 | 1,927 | 1,069 | 62.0 | 1,337 | 663 | 102,995,479 | 155,348 | 100.6 | 77 |
| 1Q1995 | 858 | 858 | 78.6 | 674 | 674 | 91,268,540 | 135,413 | 98.3 | 82 |
| 4Q1994 | 4,521 | 1,130 | 63.0 | 2,714 | 712 | 102,721,276 | 144,271 | 98.3 | 82 |
| 3Q1994 | 3,391 | 1,417 | 53.1 | 2,002 | 753 | 118,103,522 | 156,844 | 102.1 | 85 |
| 2Q1994 | 1,974 | 1,154 | 56.2 | 1,249 | 648 | 109,685,511 | 169,268 | 111.3 | 100 |
| 1Q1994 | 820 | 820 | 73.3 | 601 | 601 | 86,154,566 | 143,352 | 98.6 | 97 |
| 4Q1993 | 4,652 | 900 | 88.2 | 2,883 | 794 | 113,498,110 | 142,945 | 98.9 | 79 |
| 3Q1993 | 3,752 | 1,238 | 72.2 | 2,089 | 894 | 128,679,270 | 143,937 | 98.3 | 85 |
| 2Q1993 | 2,514 | 1,347 | 51.9 | 1,195 | 699 | 96,245,978 | 137,691 | 97.8 | 96 |
| 1Q1993 | 1,167 | 1,167 | 42.5 | 496 | 496 | 67,176,864 | 135,437 | 98.0 | 97 |
| 4Q1992 | 6,119 | 1,447 | 47.2 | 2,426 | 683 | 91,180,682 | 133,500 | 98.2 | 85 |
| 3Q1992 | 4,672 | 1,882 | 34.5 | 1,743 | 649 | 88,386,414 | 136,189 | 97.6 | 87 |
| 2Q1992 | 2,790 | 1,590 | 40.9 | 1,094 | 650 | 86,490,801 | 133,063 | 98.6 | 89 |
| 1Q1992 | 1,200 | 1,200 | 37.0 | 444 | 444 | 60,127,233 | 135,422 | 98.0 | 89 |
| 4Q1991 ⁵ | 5,370 | 1,444 | 45.1 | 2,397 | 651 | 84,275,779 | 129,456 | 98.4 | N/A |
| 3Q1991 | 3,926 | 1,681 | 39.5 | 1,746 | 664 | 86,153,629 | 129,749 | 98.2 | N/A |
| 2Q1991 | 2,245 | 1,353 | 48.9 | 1,082 | 661 | 79,224,449 | 119,855 | 98.6 | N/A |
| 1Q1991 | 892 | 892 | 47.2 | 421 | 421 | 53,586,862 | 127,285 | 98.3 | N/A |
| 4Q1990 ⁵ | 4,479 | 1,016 | 63.8 | 2,514 | 648 | 95,135,173 | 146,814 | 104.2 | N/A |
| 3Q1990 | 3,463 | 1,244 | 55.3 | 1,866 | 688 | 80,341,032 | 116,775 | 98.2 | N/A |
| 2Q1990 | 2,219 | 1,150 | 52.9 | 1,178 | 608 | 66,982,623 | 110,169 | 97.2 | N/A |
| 1Q1990 | 1,069 | 1,069 | 53.3 | 570 | 570 | 56,543,107 | 99,198 | 96.0 | N/A |

Single-Family Residential Sales by Price Range

1st Half 2001



Notes: Anchorage numbers include data for properties statewide that are reported to Anchorage MLS. Includes single-family homes with apartments, zero-lot lines and mobile homes.

Juneau numbers include mobile homes.

Mat-Su numbers may include a small number of condominiums.

Price data not available for all units.

Source: MLS offices; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

SECTION FOUR

New Alaska Housing Units

Housing permits saw a dramatic increase over the past year. Statewide, the total number of permits authorized for residential housing rose by 31 percent between 2000 and 2001. The largest increase in terms of housing type occurred in the multi-family category, where the number of units permitted rose from 624 in 2000 to 1,383 in 2001. A majority of the activity in this category took place in the Anchorage area where multi-family units numbered 889, up 544 from the previous year. Mat-Su Borough showed steep increases in multi-family housing as well, where housing units rose from 52 in 2000 to 121 in 2001, an increase of over 130 percent.

- In 2001, both single-family and multi-family permits rose. Statewide, single-family building permits were up 14.4% while multi-family permits more than doubled from the numbers of 2000.
- With the sharp increase in housing permits over the past year, the total dollar value of new permits increased as well. The estimated value of new housing permits rose from \$353 million in 2000 to \$549 million in 2001, an increase of 55.5%.
- Single-family units continue to dominate the mix of building permits. Two out of every three permits authorized in 2001 were for a single-family home. However, this number is a decrease from the last two years when roughly three out of four permits were for single-family homes. The mix changed, not because fewer single-family homes were built, but because more multi-family projects were started this year.
- In Anchorage, the number of housing permits issued in 2001 was the highest it has been in 15 years. Permits for single-family homes increased by 31.6% during 2001 while multi-family permits grew by an impressive 544 units, nearly three times the previous year's total.
- Seventy-six percent of all the multi-family activity statewide occurred in the Anchorage area.
- Anchorage reported no new mobile homes in 2001, in contrast to 108 the previous year.
- In the MatSu Borough, the total number of permits was up by 13.2%. Activity in multi-family permitting continued to be strong with an increase of 69 units in 2001.
- The number of permits for Juneau in 2001 was about on par with year-ago numbers. Juneau was the only major city not to experience moderate to heavy increases in residential housing permits. In fact, the single-family category actually decreased from 84 units in 2000 to 61 in 2001.

- Overall, Fairbanks showed a strong year for new housing projects. With the exception of mobile homes (which decreased by one), all other residential housing activity in Fairbanks increased. Single-family housing saw a 49.6% increase in the past year. In the second half of 2001, single-family permits rose from one in the third quarter to 40 in the fourth quarter. Multi-family activity was particularly strong with a seventy-six percent increase over the prior year.
- Nationally, building permits saw a slight increase from the previous year, but were still lower than two years ago. In 2001, the U.S. Bureau of the Census reports there were 1.61 million permits issued which is an increase of about 20,000. Permits in the one-unit and 2-to-4 unit categories saw gains nationally. However, counter to Alaskan permit activity, new multi-family projects decreased nationwide by almost 8,000 units. (U.S. Dept. of Commerce, Bureau of the Census, C40-Building Permits Series)

APPENDIX D

New Alaska Housing Units Charts and Graphs

New Housing Units by Type of Structure
For Places Reporting Data, Comparison with 2000 Permit Data



| Place | Total New Units | | | | Single Family ¹ | | | | Multi-Family ² | | | | Mobile Home | | | |
|-------------------------------------|-----------------|------------|-----------|-----------|----------------------------|------------|-----------|-----------|---------------------------|------------|-----------|-----------|-------------|------------|-----------|-----------|
| | 4Qtr 01 | 4Qtr 00 | YTD 01 | YTD 00 | 4Qtr 01 | 4Qtr 00 | YTD 01 | YTD 00 | 4Qtr 01 | 4Qtr 00 | YTD 01 | YTD 00 | 4Qtr 01 | 4Qtr 00 | YTD 01 | YTD 00 |
| Aleutians East Borough | | | | | | | | | | | | | | | | |
| Akutan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cold Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Cove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sand Point | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aleutians West Census Area | | | | | | | | | | | | | | | | |
| Atka | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. George | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 |
| St. Paul | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unalaska | 1 | 3 | 3 | 36 | 1 | 3 | 3 | 20 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 |
| Anchorage, Municipality of | | | | | | | | | | | | | | | | |
| Anchorage | 303 | 237 | 1,942 | 1,253 | 207 | 161 | 1,053 | 800 | 96 | 76 | 889 | 345 | 0 | 0 | 0 | 108 |
| Bethel Census Area | | | | | | | | | | | | | | | | |
| Akiachak | 3 | 0 | 3 | 5 | 3 | 0 | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Akiak | 0 | 5 | 0 | 5 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aniak | 2 | 0 | 2 | 1 | 0 | 0 | 0 | 1 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 |
| Atmautluak | 0 | N/A | 5 | N/A | 0 | N/A | 5 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Bethel | 3 | 6 | 19 | 48 | 3 | 6 | 17 | 42 | 0 | 0 | 2 | 5 | 0 | 0 | 0 | 1 |
| Chefornak | 0 | N/A | 1 | N/A | 0 | N/A | 1 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Chuathbaluk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Eek | 0 | 3 | 1 | 4 | 0 | 3 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Goodnews Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kipnuk CDP | 0 | N/A | 7 | N/A | 0 | N/A | 7 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Kongiganak CDP | 0 | N/A | 2 | N/A | 0 | N/A | 2 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Kwethluk | 0 | 7 | 0 | 12 | 0 | 5 | 0 | 8 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 0 |
| Lower Kalskag | 0 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Napaskiak | 0 | 0 | 5 | 3 | 0 | 0 | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nunapitchuk | 14 | 0 | 21 | 3 | 14 | 0 | 21 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Platinum | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Quinhagak/Toksook Bay | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Tuntutuliak CDP | 0 | N/A | 4 | N/A | 0 | N/A | 4 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Tununak City | 0 | N/A | 4 | N/A | 0 | N/A | 4 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | 0 | N/A |
| Bristol Bay Borough | | | | | | | | | | | | | | | | |
| Bristol Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Denali Borough | | | | | | | | | | | | | | | | |
| Anderson | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| Dillingham Census Area | | | | | | | | | | | | | | | | |
| Clark's Point | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dillingham | 0 | 1 | 2 | 2 | 0 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ekwok | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Manokotak | 0 | 1 | 0 | 5 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Togiak | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 |
| Fairbanks North Star Borough | | | | | | | | | | | | | | | | |
| North Pole | 0 | 0 | 8 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 2 | 0 |
| Balance of Borough | 42 | 10 | 270 | 172 | 40 | 1 | 175 | 117 | 2 | 9 | 95 | 54 | 0 | 0 | 0 | 1 |
| Haines Borough | | | | | | | | | | | | | | | | |
| Haines City | 1 | 2 | 18 | 10 | 1 | 2 | 18 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Balance of Borough | 0 | 0 | 4 | 18 | 0 | 0 | 4 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Juneau Borough | | | | | | | | | | | | | | | | |
| Juneau | 30 | 20 | 97 | 96 | 12 | 19 | 61 | 84 | 16 | 0 | 28 | 8 | 2 | 1 | 8 | 4 |

New Housing Units by Type of Structure For Places Reporting Data, Comparison with 2000 Permit Data



Kenai Peninsula Borough

| | | | | | | | | | | | | | | | | |
|----------|---|---|----|----|---|---|----|----|---|---|---|----|---|---|---|---|
| Homer | 3 | 4 | 27 | 27 | 3 | 4 | 27 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenai | 2 | 6 | 31 | 35 | 2 | 3 | 29 | 23 | 0 | 3 | 2 | 12 | 0 | 0 | 0 | 0 |
| Seward | 3 | 0 | 3 | 5 | 1 | 0 | 1 | 5 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 |
| Seldovia | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Soldotna | 0 | 8 | 23 | 37 | 0 | 2 | 23 | 27 | 0 | 6 | 0 | 10 | 0 | 0 | 0 | 0 |

Ketchikan Gateway Borough

| | | | | | | | | | | | | | | | | |
|---------------------------|---|---|----|----|---|---|----|----|---|---|----|---|---|---|---|---|
| Ketchikan Gateway Borough | 5 | 3 | 63 | 34 | 5 | 3 | 28 | 28 | 0 | 0 | 35 | 6 | 0 | 0 | 0 | 0 |
|---------------------------|---|---|----|----|---|---|----|----|---|---|----|---|---|---|---|---|

Kodiak Island Borough

| | | | | | | | | | | | | | | | | |
|-------------|----|----|----|----|---|----|----|----|---|---|---|---|---|---|----|---|
| Kodiak City | 11 | 14 | 61 | 57 | 3 | 11 | 37 | 46 | 4 | 2 | 8 | 6 | 4 | 1 | 16 | 5 |
| Akhiok | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Old Harbor | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Lions | 0 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Lake & Peninsula Borough

| | | | | | | | | | | | | | | | | |
|-------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Newhalen | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nondalton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Heiden | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Matanuska-Susitna Borough

| | | | | | | | | | | | | | | | | |
|----------------|-------|-----|-------|-----|-----|-----|-----|-----|-----|----|-----|----|---|---|---|---|
| Mat-Su Borough | 1,002 | 885 | 1,002 | 885 | 881 | 830 | 881 | 830 | 121 | 52 | 121 | 52 | 0 | 3 | 0 | 3 |
| Palmer | 10 | 8 | 118 | 45 | 6 | 6 | 28 | 21 | 4 | 2 | 90 | 24 | 0 | 0 | 0 | 0 |
| Wasilla | 8 | 4 | 49 | 63 | 8 | 4 | 35 | 28 | 0 | 0 | 13 | 35 | 0 | 0 | 1 | 0 |

Nome Census Area

| | | | | | | | | | | | | | | | | |
|------------|---|---|----|---|---|---|----|---|---|---|---|---|---|---|---|---|
| Nome | 7 | 1 | 11 | 5 | 7 | 1 | 11 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 1 |
| Diomedes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Koyuk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Savoonga | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shaktolik | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shismaref | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stebbins | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 |
| Unalakleet | 0 | 2 | 3 | 4 | 0 | 2 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

North Slope Borough

| | | | | | | | | | | | | | | | | |
|------------|---|---|---|----|---|---|---|----|---|---|---|---|---|---|---|---|
| Atkasuk | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barrow | 1 | 0 | 7 | 19 | 1 | 0 | 7 | 15 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Kaktovik | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nuiqsut | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Point Hope | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wainwright | 0 | 0 | 4 | 3 | 0 | 0 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Northwest Arctic Borough

| | | | | | | | | | | | | | | | | |
|----------|----|---|----|----|----|---|----|----|---|---|----|---|---|---|---|---|
| Ambler | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Buckland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Deering | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kiana | 9 | 0 | 9 | 0 | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kivalina | 15 | 0 | 27 | 12 | 15 | 0 | 27 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kobuk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kotzebue | 2 | 0 | 22 | 2 | 2 | 0 | 5 | 2 | 0 | 0 | 15 | 0 | 0 | 0 | 2 | 0 |
| Noorvik | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Selawik | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shungnak | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Prince of Wales-Outer Ketchikan

| | | | | | | | | | | | | | | | | |
|------------|----|---|----|----|---|---|----|---|----|---|----|---|---|---|---|---|
| Craig | 10 | 0 | 11 | 4 | 0 | 0 | 0 | 2 | 10 | 0 | 10 | 0 | 0 | 0 | 1 | 2 |
| Hydaburg | 0 | 0 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Kasaan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Klawock | 0 | 6 | 11 | 16 | 0 | 3 | 10 | 8 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 8 |
| Thorne Bay | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Sitka Borough

| | | | | | | | | | | | | | | | | |
|-------------------------|---|---|-----|----|---|---|----|----|---|---|----|---|---|---|---|----|
| City & Borough of Sitka | 5 | 9 | 127 | 50 | 5 | 9 | 73 | 33 | 0 | 0 | 50 | 5 | 0 | 0 | 4 | 12 |
|-------------------------|---|---|-----|----|---|---|----|----|---|---|----|---|---|---|---|----|

New Housing Units by Type of Structure For Places Reporting Data, Comparison with 2000 Permit Data



Skagway-Hoonah-Angoon Census Area

| | | | | | | | | | | | | | | | |
|-----------------|---|---|----|----|---|---|----|----|---|---|---|---|---|---|---|
| Angoon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hoonah | 0 | 0 | 7 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Pelican | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Skagway | 2 | 6 | 14 | 15 | 2 | 6 | 12 | 14 | 0 | 0 | 2 | 0 | 0 | 0 | 1 |
| Tenakee Springs | 1 | 2 | 4 | 4 | 1 | 2 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Southeast Fairbanks Census Area

| | | | | | | | | | | | | | | | |
|-------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Eagle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|-------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Valdez-Cordova Census Area

| | | | | | | | | | | | | | | | |
|----------|---|---|----|----|---|---|----|----|---|---|---|---|---|---|---|
| Cordova | 0 | 1 | 1 | 6 | 0 | 1 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Valdez | 2 | 2 | 31 | 27 | 2 | 2 | 31 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Whittier | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Wade Hampton Census Area

| | | | | | | | | | | | | | | | |
|-----------------|---|-----|----|-----|---|-----|----|-----|---|-----|---|-----|---|-----|-----|
| Alakanuk | 0 | 0 | 10 | 1 | 0 | 0 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Emmonak | 2 | 0 | 2 | 1 | 2 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hooper Bay | 0 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kotlik | 0 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 0 |
| Pilot Station | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russian Mission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scammon Bay | 0 | N/A | 4 | N/A | 0 | N/A | 4 | N/A | 0 | N/A | 0 | N/A | 0 | N/A | N/A |
| Sheldon Point | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Mary's | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Wrangell-Petersburg Census Area

| | | | | | | | | | | | | | | | |
|----------------|---|---|----|---|---|---|----|---|---|---|---|---|---|---|---|
| Kake | 1 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Kupreanof | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Petersburg | 6 | 1 | 16 | 4 | 6 | 1 | 16 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Alexander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wrangell | 0 | 0 | 8 | 5 | 0 | 0 | 8 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Yakutat Borough

| | | | | | | | | | | | | | | | |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Yakutat Borough | 0 | 0 | 3 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Yukon-Koyukuk Census Area

| | | | | | | | | | | | | | | | |
|------------|---|---|---|----|---|---|---|----|---|---|---|---|---|---|---|
| Allakaket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Anvik | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bettles | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Yukon | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Galena | 0 | 0 | 3 | 3 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grayling | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hughes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Huslia | 0 | 1 | 0 | 2 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Koyukuk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| McGrath | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nenana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nikolai | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nulato | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ruby | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shageluk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tanana | 1 | 0 | 4 | 2 | 1 | 0 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | | |
|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|--------------|------------|----------|----------|-----------|------------|
| Total Reported | 1,508 | 1,260 | 4,176 | 3,183 | 1,244 | 1,100 | 2,755 | 2,408 | 257 | 152 | 1,383 | 624 | 7 | 8 | 38 | 151 |
|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|--------------|------------|----------|----------|-----------|------------|

Notes:

Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies.

"N/A" denotes communities that did not respond to the survey.

1. Single-family includes attached units.

2. Multi-family includes properties with two or more units.

3. Since the number of housing units authorized in the "Balance of Borough" for MatSu Borough is only reported annually, quarterly tabulations of permit data are not possible.

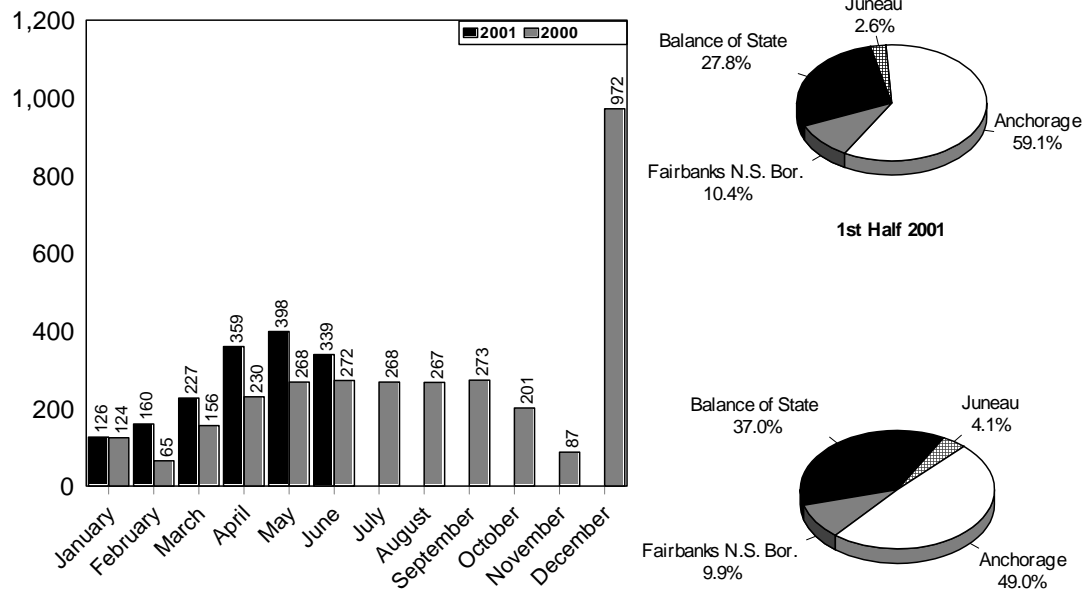
All of the new housing units in the balance of MatSu are reported in the fourth quarter, which overstates the fourth quarter total. This means that quarter-to-quarter comparisons are not possible (ex., 3Qtr 2001 to 4Qtr 2001), but it is possible to make year-to-year comparisons (ex., 4Qtr 2000 to 4Qtr 2001).

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Permits for New Housing Units by Location

Alaska

1st Half 2001 vs. 1st Half 2000



Notes: Includes mobile homes.

All of Mat-Su's units for the year are included in the December numbers.

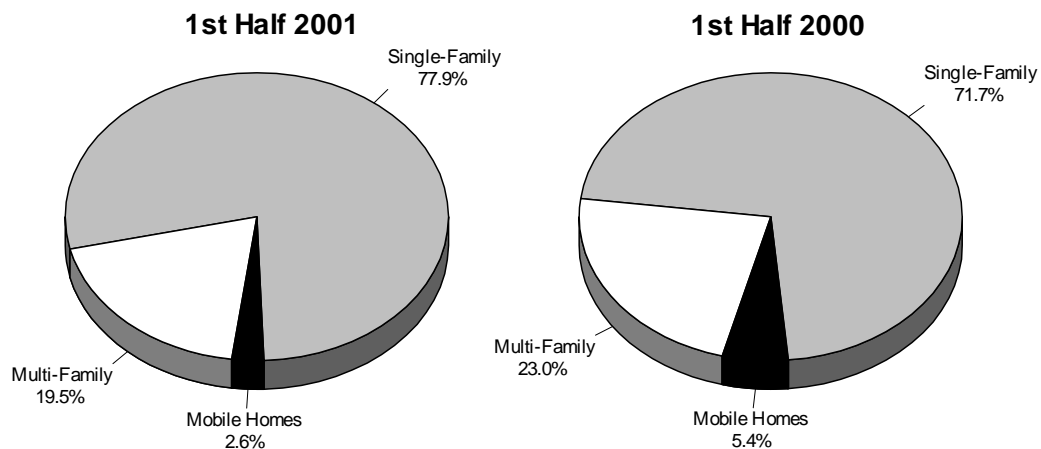
Includes units in some areas which do not require permits.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

Permits for New Housing Units by Type

Alaska

1st Half 2001 vs. 1st Half 2000



Notes: Multi-family includes duplexes.

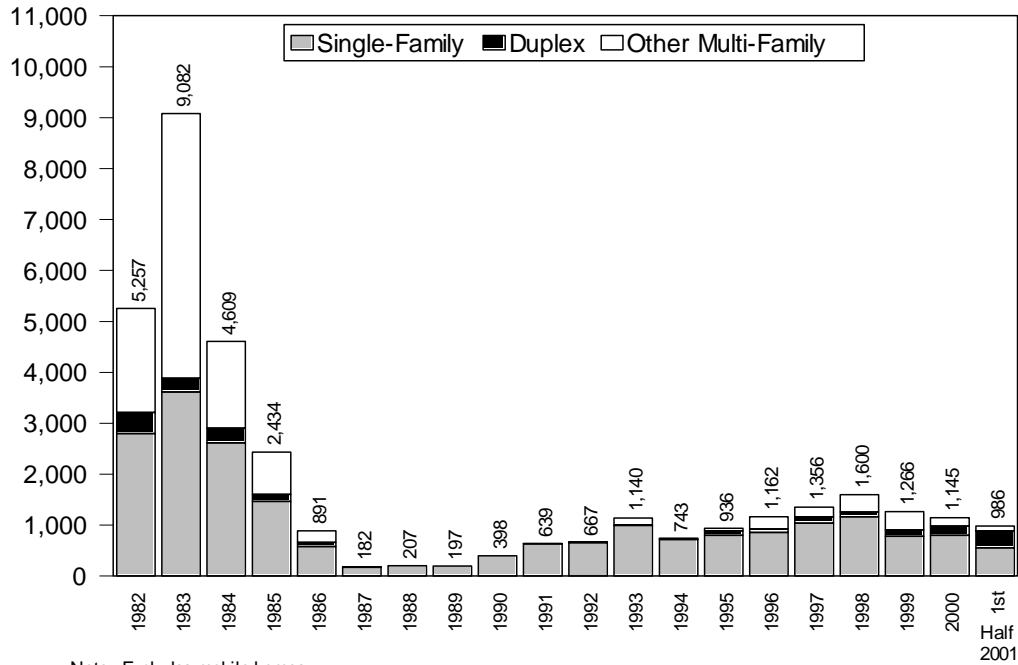
Includes units in some areas which do not require permits.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

New Housing Units Authorized

Anchorage

1982 - 1st Half 2001



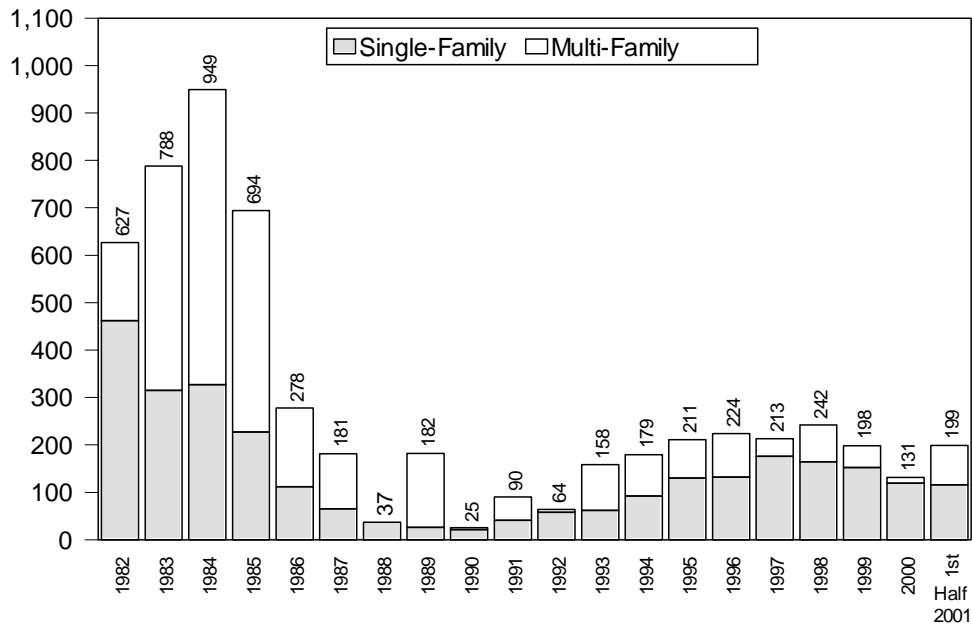
Note: Excludes mobile homes.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section; Municipality of Anchorage Public Works.

New Housing Units Authorized

Fairbanks North Star Borough

1982 - June 2001



Note: Excludes mobile homes.

Multi-family includes duplexes.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section; Fairbanks Community Research Center.

SECTION FIVE

2002 Construction Cost Survey

In January of 2002, the Alaska Department of Labor and Workforce Development's Research and Analysis Section conducted the tenth annual 'market-basket' construction cost survey for Alaska Housing Finance Corporation (AHFC). The survey was sent to building-material, redi-mix concrete, and shipping companies located in Alaska and Washington. This survey simulates contractor pricing for a single home package by tracking a basket of items representing approximately 30 percent of the home's total cost.

In most cases, the total costs reported by building supply companies in both Alaska and Seattle increased. Increases ranged from three percent to 38 percent, while some communities saw modest decreases. Consistent with prior years' findings, urban and rural Alaska continue to show a wide pricing spread in the basket items.

Construction Cost Survey Methodology

Building-material suppliers from the urban survey areas responded for Anchorage, Fairbanks, Juneau, Kenai, Ketchikan, Kodiak, Sitka, and Wasilla. The three rural cities of Barrow, Bethel, and Nome were also represented. In keeping with last year's methodology, the largest Seattle area suppliers were also surveyed. Shipping costs were added to Washington values as a means of comparing local building-material supplier's pricing. This simulates what local contractors would pay if they bought directly from the Pacific Northwest and then had the items transported to Alaska.

Of the 69 suppliers surveyed, 34 local building-material suppliers in Alaska and 10 in Washington responded to the survey, a 64 percent response rate. The 34 Alaskan respondents represent 26 unique firms since some companies have stores in multiple locations. The responding firms represent a majority of the total employment in retail lumber and other building-material and hardware stores in the surveyed areas of Alaska. In several surveyed areas, only one local vendor represented the area. Sometimes this was due to nonresponse on the part of other local businesses, and sometimes it was due to consolidation in the local building supply market.

All companies were given an itemized list of building materials with specific quantities to price. The complete list of materials in the market basket and the quantities used to calculate costs are shown in Table 6-1. The market basket includes selected construction material, comprising approximately 30 percent of the cost of the model single-family residence. This is the second year that the survey was conducted using T-111 rather than the cedar bevel siding used previously. This allows direct comparison only to last year's numbers.

Figure 6-1 shows the floor plan of the model house used in this survey. Costs for the three rural

arctic areas exclude rebar and concrete, since pilings are used to support the house above permafrost instead of a slab foundation. Barrow did not report prices for asphalt shingles as most new construction uses metal roofing materials. Since construction techniques, building requirements, and styles vary greatly from region to region, this survey may not reflect the price for a home typical to a specific area.

To determine the cost of transportation, the carriers are given the weight of the materials, around 54,000 pounds, and the volume of the materials, about 2,000 cubic feet. This generally requires a 20-foot platform and a 20-foot container for all materials. Other assumptions are that all fees for required services are included in the reported cost of the shipment. These services include loading/unloading, protection and fastening of goods, and delivery to the building site.

Respondents' values were weighted by the size of the firm. For Alaska firms, size was based on the reported number of employees from the Alaska Department of Labor and Workforce Development's employment security tax wage database for the second quarter of 2001. America's Labor Market Information System provided employee counts for the second quarter of 2001 for Seattle area suppliers. This was done in order to reflect the vendors' market share. It is expected that larger businesses get volume discounts that are passed on to the contractor.

Two comparison indices are used: one for the building material basket and the other for transportation costs. These indices allow communities to measure changes in the cost of construction in relation to a fixed benchmark value. In the Construction Cost Survey, the benchmark values are the costs for the largest community, Anchorage. Both indices are produced by dividing the average of a survey area by the Anchorage value. This creates an Anchorage benchmark of 100. In this way, communities can be gauged in relation to Anchorage for a particular year.

Major Findings

In the winter of 2002, the Construction Cost Survey found that:

- The market basket for Anchorage was \$16,725 while Fairbanks was \$19,789 (not including concrete, rebar, doors, and windows).
- In Anchorage, most market basket items cost more in 2002 than in 2001. Concrete, rebar, R-38x24 insulation, both types of sheetrock, and breakers all decreased in cost over the prior year. The price of NMB electric wire increased 44 percent to \$103, the largest increase of any market basket item for Anchorage.
- Fairbanks reported increased prices for all market basket items except shingles, sheetrock, and underlay, each of which decreased by a few percentage points, and concrete by 18 percent. Rebar, copper pipe, and NMB electric wire all increased significantly from last year by 141 percent, 60 percent, and 49 percent respectively.
- The northernmost city in our survey, Barrow, saw increases in nearly all market basket items. Only four items decreased significantly in price from 2001: trusses, sheetrock, fiberglass insulation, and NMB electric wire. Barrow saw a significant decrease in the overall total this year because asphalt shingles were not reported.

- Concrete prices declined in 2002 over 2001 levels in all surveyed areas, except for Juneau and Sitka, which saw a modest increase.
- Building materials cost more in rural than urban areas and more in northern Alaska than in Southeast. The main reason for the increased costs in rural areas is the added cost of transportation — the further a community is from Seattle, the more expensive the price of building materials.
- The weighted average cost of the market basket (excluding concrete and rebar) averaged from a low of \$13,909 in Sitka to a high of \$29,859 in Barrow (Barrow excludes shingles).
- This year, all of the rural suppliers quoted higher rates than Seattle (Seattle prices include delivery charges). The urban areas of Anchorage, Fairbanks, Kenai, Ketchikan, Kodiak, Sitka, and Wasilla reported lower prices for their building materials than Washington's basket values while Juneau's costs were higher.
- Transportation costs increased for all areas surveyed except Barrow, Ketchikan, and Nome. Price increases ranged from \$0.005 per pound for the three largest cities, to \$0.02 per pound for Bethel. Barrow, Ketchikan, and Nome had a decrease of \$0.02, \$0.01, and \$0.04 per pound respectively.

Alaska Suppliers

Previous changes in the market basket can make year to year comparisons difficult. The chart "Average Cost of Market Basket 2000-2002" shows the prices for the market basket for the last three years. In 2000, the market basket is considerably higher than the next two years for almost all locations. A major contributor to this difference is a change in the make-up of the market basket from 2000 to 2001. In 2001, cedar bevel siding was replaced with T-111 siding. This lowered not only the cost of the market basket, but also transportation costs. Fluctuations in cost and modifications in the market basket can best be examined in terms of the change each area experiences in relation to another. Each community's market basket was compared against Anchorage where Anchorage was given an index value of 100.

Ketchikan and Sitka are the only areas that show prices significantly less than Anchorage in both 2001 and 2002. Most locations raised their comparative values. Fairbanks, Ketchikan, Kodiak, Wasilla, and Bethel decreased their comparative values. In spite of dropping two points in relation to Anchorage, Fairbanks, at 118, replaced Kodiak as this year's highest urban area. Kodiak reported a decrease or no change in most supplies, while Fairbanks reported an increase in most of the reported numbers. Of the rural areas, only Bethel showed an increase in the index over last year, at 168. Decrease in trusses, shingles, and fiberglass insulation caused Nome, at 158, to show an improvement over last year's pricing. Barrow did not report any exterior roofing materials, which caused them to decrease their comparative value.

Cost of Doors and Windows from Alaska Suppliers

The most expensive areas for doors and windows were again the rural arctic regions of the state. As in 2001, Nome (\$5,351) reported the highest rates. Last year, Nome was followed by Barrow. This year, Kodiak follows Nome at \$4,494 and then Barrow at \$4,354. Anchorage is again third least expensive this year (\$3,021). Kenai reported the lowest price for doors and windows at \$2,843, with Sitka slightly ahead at \$2,986.

Transportation Costs

The cost of transporting the materials from Washington to the survey's building sites is directly related to the distance from Seattle. Being the northernmost area, Barrow reported \$14,508 for shipping. This equated to nearly an eight-fold difference over the lowest value found in Ketchikan (\$1,770).

Using the transportation index, with Anchorage as the baseline of 100, most communities this year experienced a decrease over last year. Anchorage transportation costs increased by six percent. This causes the index to show a decrease in shipping costs in relation to Anchorage although costs actually rose. The exceptions were Fairbanks, Kenai, Wasilla, and Bethel, all of which increased in relation to Anchorage. Of the urban areas, Kodiak maintained the highest value, closely followed by Fairbanks. Ketchikan, still the lowest with an index value of 39, decreased by 25 percent from last year. The northernmost city of Alaska, Barrow, decreased by 13 percent and Nome decreased by 22 percent.

Comparing Alaska with Seattle Area Suppliers

All of the urban areas, with the exception of Juneau, offered lower local prices than delivered Seattle goods. The largest difference occurred in Sitka, where local prices beat Seattle prices by \$4,353. Juneau was \$1,527 more expensive than Seattle. Of the rural areas, Nome had the largest savings in ordering from Seattle suppliers, \$2,731. The smallest differentials between Alaska and Washington occurred in Fairbanks and Ketchikan.

APPENDIX D
New Alaska Housing Units Charts and Graphs

Average Price for Construction Materials

Alaska Suppliers
2002

| Market Basket Items | Quantity | Units | Size | Length | Urban | | | | | | | | Rural* | | |
|---|----------|---------|---------|---------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | | | | Anchorage | Fairbanks | Juneau | Kenai | Ketchikan | Kodiak | Sitka | Wasilla | Barrow | Bethel | Nome |
| BCI 60 Series | 768 | ft | 14" | | \$2,061 | \$2,202 | \$1,751 | \$2,493 | \$1,604 | \$2,496 | \$1,859 | \$1,863 | \$1,901 | \$2,359 | \$3,110 |
| 2-4-1 T&G FF Underlay 4X8 | 62 | pcs | 1 1/8" | | 2,250 | 2,648 | 3,037 | 2,333 | 2,056 | 2,510 | 1,811 | 2,121 | 4,715 | 2,868 | 3,414 |
| T-111 8" Center Groove 4'X10' Siding | 60 | pcs | 5/8" | | 2,498 | 2,829 | 2,812 | 2,598 | 1,990 | 2,443 | 1,943 | 2,367 | 4,184 | 3,132 | 3,061 |
| CDX 4X8 53# | 106 | pcs | 5/8" | | 1,878 | 2,280 | 1,832 | 1,983 | 1,698 | 2,086 | 1,441 | 1,870 | 4,197 | 2,555 | 2,961 |
| Studs #2 & btr Kiln-dried | 164 | pcs | 2X4" | 92 5/8" | 472 | 555 | 497 | 407 | 361 | 447 | 331 | 472 | 1,032 | 664 | 701 |
| Studs # 2 & btr 14# Kiln-dried | 263 | pcs | 2X6" | 92 5/8" | 1,079 | 1,361 | 997 | 935 | 844 | 1,033 | 710 | 1,120 | 2,696 | 1,530 | 1,361 |
| 4X12 Plain Sheetrock 84# | 95 | pcs | 1/2" | | 1,033 | 1,172 | 1,417 | 1,156 | 1,114 | 1,161 | 983 | 1,046 | 3,291 | 2,373 | 1,846 |
| 4X12 Type X Sheetrock 109# | 68 | pcs | 5/8" | | 852 | 1,104 | 1,149 | 951 | 958 | 960 | 832 | 880 | 2,937 | 2,243 | 1,900 |
| 3 Tab Shingles Brown | 102 | bundles | | | 1,174 | 1,488 | 1,259 | 1,530 | 1,259 | 1,886 | 952 | 1,333 | 0 | 4,087 | 3,641 |
| Fiberglass Bat Insulation (2,560 sqft) | 27 | bags | R-38X24 | 96 sqft | 1,996 | 2,382 | 1,995 | 2,124 | 1,999 | 2,191 | 1,672 | 1,822 | 2,758 | 3,594 | 2,665 |
| Fiberglass Bat Insulation (2,034 sqft) | 35 | bags | R-21X15 | 58 sqft | 1,041 | 1,246 | 1,163 | 1,255 | 1,310 | 1,294 | 1,058 | 1,227 | 1,407 | 2,122 | 1,348 |
| NMB Electric Wire | 3 | boxes | | 250' | 103 | 106 | 88 | 69 | 94 | 78 | 71 | 72 | 240 | 132 | 100 |
| Single Breaker | 15 | pcs | 15 Amp | | 78 | 123 | 100 | 101 | 92 | 74 | 57 | 108 | 74 | 71 | 95 |
| Copper Pipe Type 'M' | 150 | ft | 3/4" | | 106 | 164 | 111 | 135 | 86 | 189 | 94 | 114 | 202 | 181 | 140 |
| ABS Pipe | 100 | ft | 3" | | 102 | 128 | 123 | 108 | 106 | 183 | 94 | 105 | 225 | 189 | 142 |
| Total (Without Concrete & Rebar) | | | | | \$16,725 | \$19,789 | \$18,331 | \$18,178 | \$15,572 | \$19,031 | \$13,909 | \$16,520 | \$29,859 | \$28,098 | \$26,486 |
| Concrete | 30 | yds | | | 2,746 | 2,898 | 3,137 | 2,991 | 3,645 | 4,374 | 3,990 | 2,715 | | | |
| # 4 Rebar | 93 | pcs | 1/2" | 20' | 444 | 671 | 353 | 396 | 353 | 529 | 300 | 350 | | | |
| Total (With Concrete & Rebar) | | | | | \$19,915 | \$23,358 | \$21,820 | \$21,566 | \$19,569 | \$23,934 | \$18,200 | \$19,585 | | | |

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 2002

Weighted Average Using 2001 Q2 ODB202 Number of Employees Where Applicable

Totals may not sum due to rounding.

* Rural Areas Exclude
Concrete & Rebar

Average Price for Doors & Windows

Alaska Suppliers
2002

| Market Basket Items | Quantity | Size | Anchorage | Fairbanks | Juneau | Kenai | Ketchikan | Kodiak | Sitka | Wasilla | Barrow | Bethel | Nome |
|---|----------|-----------|-----------|-----------|---------|---------|-----------|---------|---------|---------|---------|---------|---------|
| R7 Metal Insulated Doors with 6" Jamb | 2 pcs | 3' | \$313 | \$414 | \$473 | \$328 | \$323 | \$374 | \$439 | \$363 | \$630 | \$310 | \$540 |
| Low E Argon Windows with R > 2.8 Vinyl Casements | 3 pcs | 2.6' x 3' | 546 | 694 | 616 | 557 | \$599 | 810 | 520 | 587 | 837 | 747 | 1,013 |
| Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress | 6 pcs | 2.6' x 4' | 1,269 | 1,604 | 1,431 | 1,166 | \$1,335 | 1,812 | 1,141 | 1,129 | 1,895 | 1,643 | 2,133 |
| Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress | 2 pcs | 8.0' x 4' | 894 | 1,359 | 948 | 792 | \$1,330 | 1,498 | 886 | 1,179 | 992 | 822 | 1,665 |
| Total Cost of Windows & Doors | | | \$3,021 | \$4,070 | \$3,468 | \$2,843 | \$3,587 | \$4,494 | \$2,986 | \$3,259 | \$4,354 | \$3,522 | \$5,351 |

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

Weighted Average Using 2000 Q2 ODB202 Number of Employees Where Applicable

Totals may not sum due to rounding.

Average Price for Construction Materials

Seattle Area Suppliers (without Concrete, Doors & Windows)
2002

| Market Basket Items | Quantity | Units | Size | Length | Seattle Area |
|--|----------|---------|---------|---------|-----------------|
| BCI 60 Series | 768 | ft | 14" | | \$1,740 |
| 2-4-1 T&G FF Underlay 4X8 | 62 | pcs | 1 1/8" | | 1,916 |
| T-111 8" Center Groove 4'X10' Siding | 60 | pcs | 5/8" | | 1,976 |
| CDX 4X8 53# | 106 | pcs | 5/8" | | 1,629 |
| Studs #2 & btr Kiln-dried | 164 | pcs | 2X4" | 92 5/8" | 384 |
| Studs # 2 & btr 14# Kiln-dried | 263 | pcs | 2X6" | 92 5/8" | 910 |
| 4X12 Plain Sheetrock 84# | 95 | pcs | 1/2" | | 778 |
| 4X12 Type X Sheetrock 109# | 68 | pcs | 5/8" | | 687 |
| 3 Tab Shingles Brown | 102 | bundles | | | 871 |
| Fiberglass Bat Insulation (2,560 sqft) | 27 | bags | R-38X24 | 96 sqft | 1,811 |
| Fiberglass Bat Insulation (2,034 sqft) | 35 | bags | R-21X15 | 58 sqft | 949 |
| NMB Electric Wire | 3 | boxes | | 250' | 56 |
| Single Breaker | 15 | pcs | 15 Amp | | 49 |
| Copper Pipe Type 'M' | 150 | ft | 3/4" | | 89 |
| ABS Pipe | 100 | ft | 3" | | 82 |
| Without Rebar | | | | | \$13,927 |
| # 4 Rebar | 93 | pcs | 1/2" | 20' | 327 |
| With Rebar | | | | | \$14,254 |

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 2002 Weighted Average

Totals may not sum due to rounding.

Transportation Cost of Market Basket

Shipping & Handling (Without Concrete & Rebar)

2002

| Destination | Seattle |
|--------------------|----------------|
| Ketchikan | \$1,770 |
| Juneau | 2,877 |
| Sitka | 4,335 |
| Anchorage | 4,583 |
| Wasilla | 5,082 |
| Kenai | 5,707 |
| Fairbanks | 6,150 |
| Kodiak | 6,389 |
| Nome | 9,828 |
| Bethel | 11,591 |
| Barrow | 14,508 |

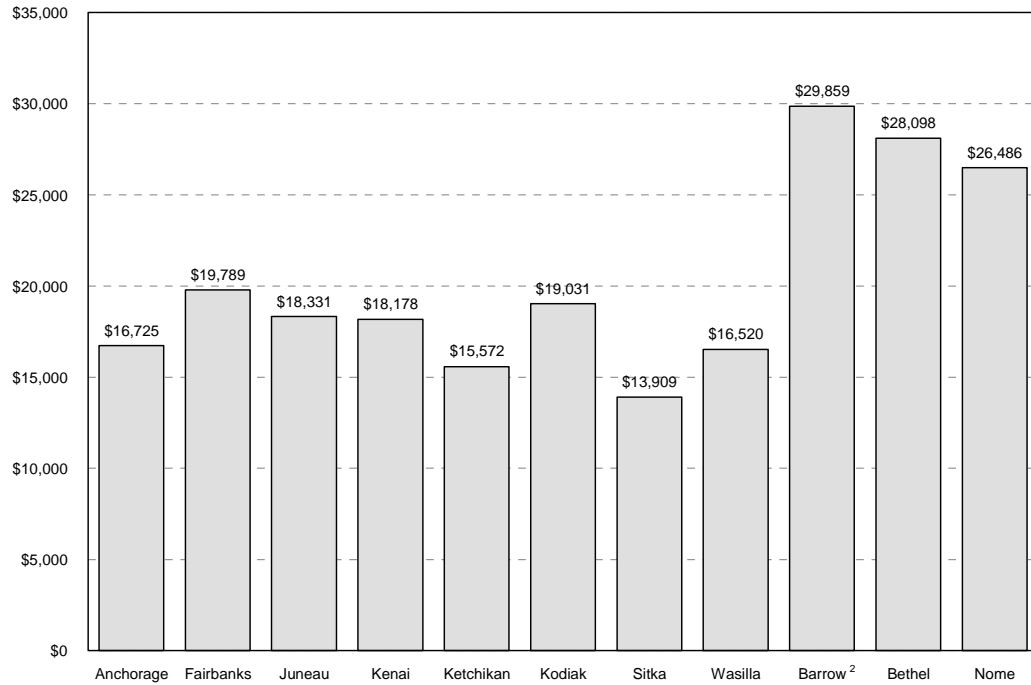
Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 2002

Weighted Average Using Wages Where Applicable

Source: Alaska
Department of Labor,
Research & Analysis
Section, "AHFC
Market Basket
Construction Cost
Survey 2002"

Average* Cost of Market Basket 2002

Alaskan Suppliers (without Concrete, Rebar, Doors, & Windows)



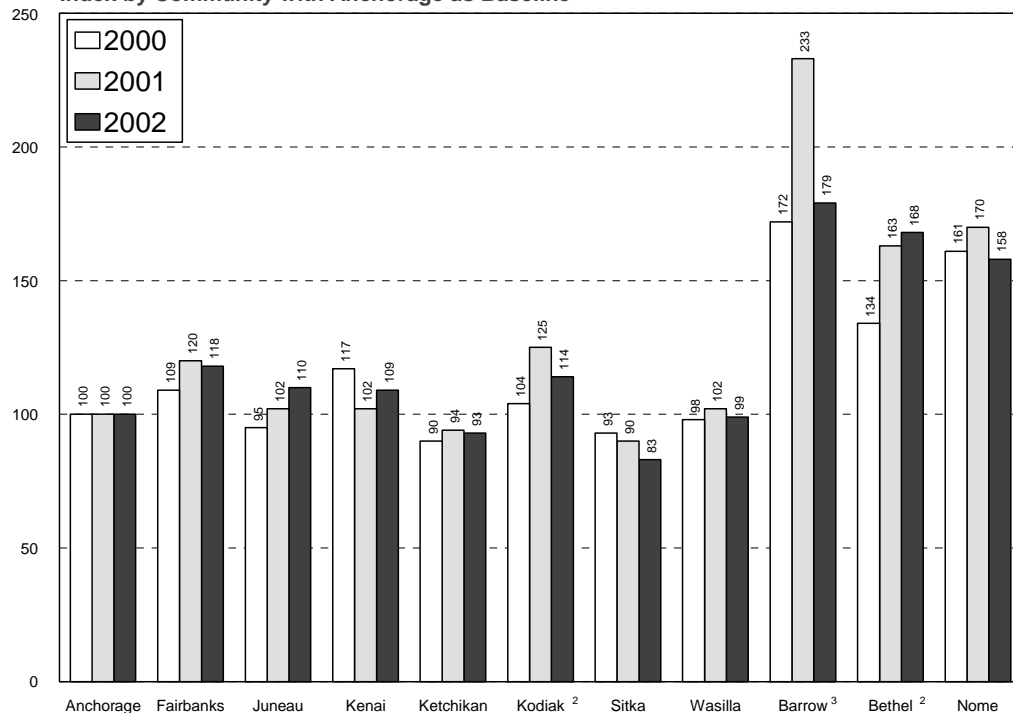
*Starting in 2000, survey results utilize a weighted average methodology. ²Does not include asphalt shingles.

Source: Alaska
Department of Labor,
Research & Analysis
Section, "AHFC
Market Basket
Construction Cost
Survey 2002"

Alaskan Suppliers Comparison Index*

Urban & Rural Residential Construction (without Concrete, Rebar, Doors, & Windows)

Index by Community with Anchorage as Baseline

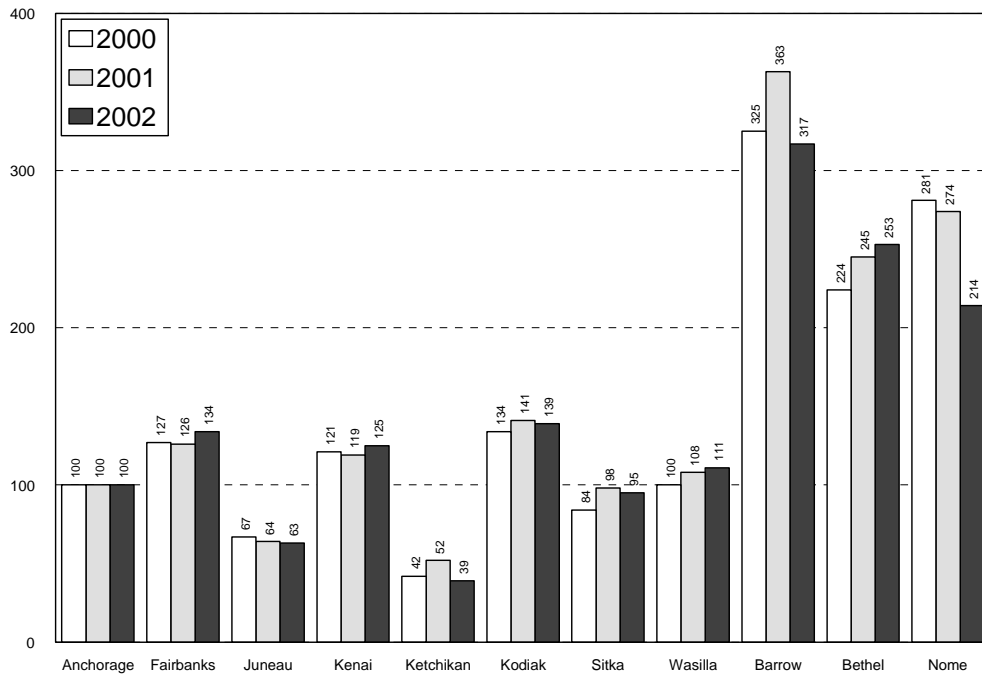


*Starting in 2000, survey results utilize a weighted average methodology. ²Revised 2000 values. ³Revised 2000 values, 2002 does not include asphalt shingles.

Source: Alaska
Department of Labor,
Research & Analysis
Section, "AHFC
Market Basket
Construction Cost
Survey 2002"

Transportation Index* for Market Basket from Washington

Index by Community with Anchorage as Baseline (without Concrete & Rebar)



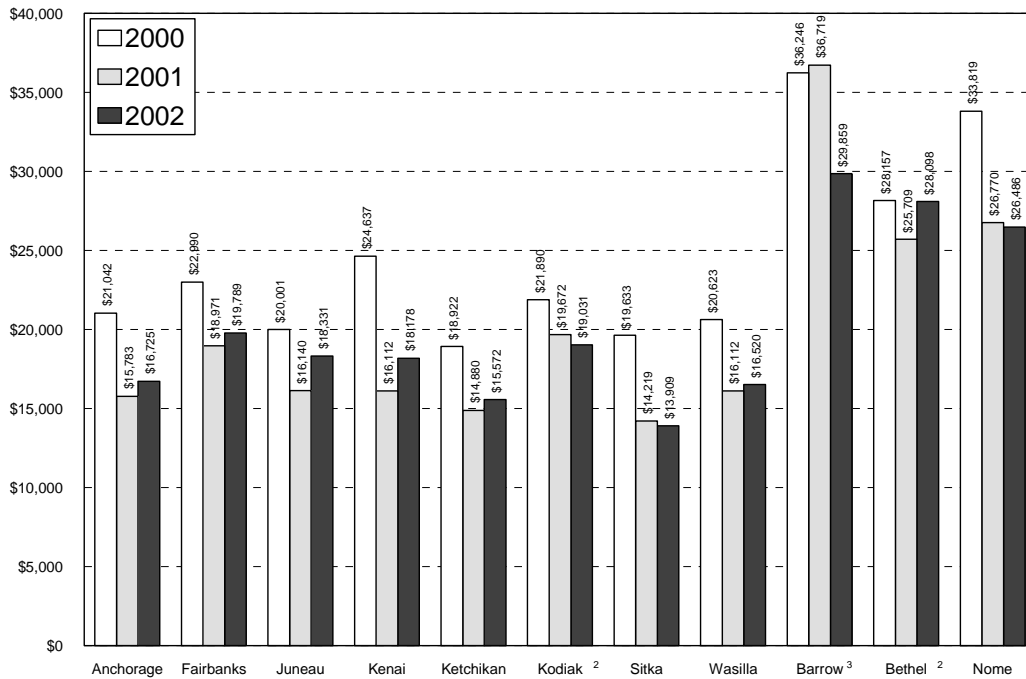
*Starting in 2000, survey results utilize a weighted average methodology.

Source: Alaska
Department of Labor,
Research & Analysis
Section, "AHFC
Market Basket
Construction Cost
Survey 2002"

Average* Cost of Market Basket 2000-2002

Urban & Rural Residential Construction (without Concrete, Rebar, Doors, & Windows)

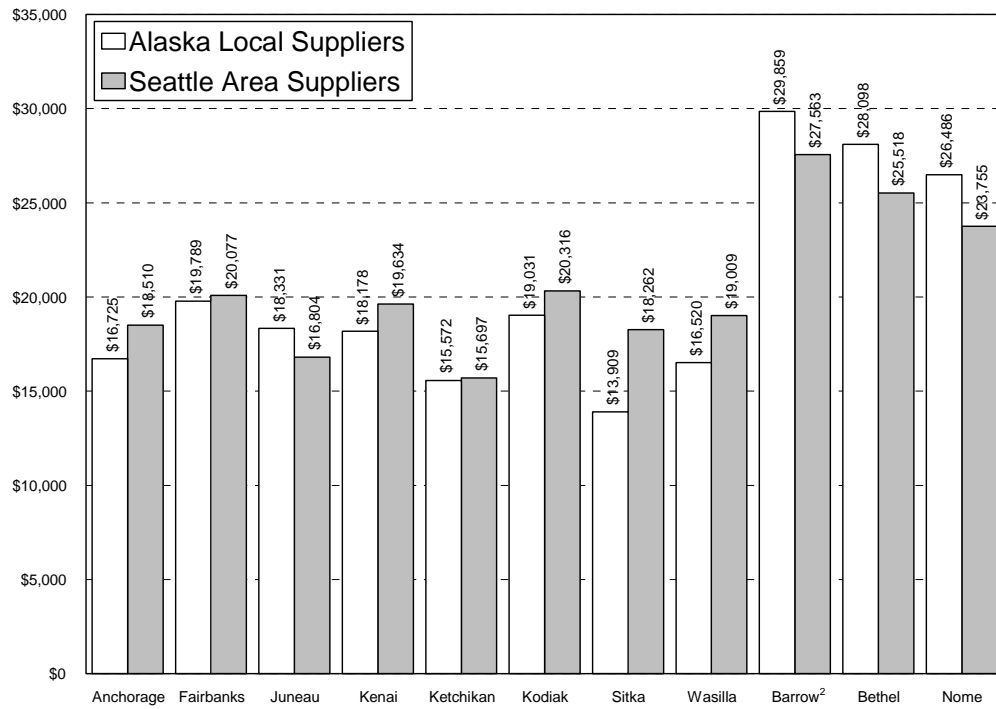
Alaskan Suppliers



*Starting in 2000, survey results utilize a weighted average methodology. ²Revised 2000 values. ³Revised 2000 values, 2002 does not include asphalt shingles.

Average* Cost of Market Basket 2002

Regional Suppliers (without Concrete, Rebar, Doors, & Windows)



*Starting in 2000, survey results for this year utilize a weighted average methodology. ²Does not include asphalt shingles.